

CLOVERLEAF FILING NO. 2

EL PASO COUNTY, COLORADO

PUBLIC UTILITY PLAN

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP
SCALE: 1"=2000'

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STANDARD NOTES FOR WOODMOOR CONSTRUCTION PLANS

- ALL MATERIALS AND INSTALLATION PROCEDURES WILL BE IN COMPLIANCE WITH THE SYSTEM SPECIFICATIONS AND THE RULES AND REGULATIONS OF THE DISTRICT.
- DEVELOPER/OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND OBTAINING ANY AND ALL PERMITS REQUIRED TO PERFORM THE WORK FROM ALL APPLICABLE REGULATORY AGENCIES OR ENTITIES HAVING JURISDICTION, AND WILL PERFORM THE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE ORDINANCES, REGULATIONS, LAWS AND PERMITS ISSUED BY SUCH ENTITIES OR AGENCIES.
- CONTRACTOR SHALL POT HOLE AND FIELD VERIFY ELEVATIONS, PIPE SIZE, TYPE, ALIGNMENT, ECT. OF EXISTING WATER LINES AT ALL NOTED CONNECTION POINTS TO THE DISTRICTS SYSTEM.
- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE SYSTEM SPECIFICATIONS, CONSULT THE DISTRICT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 2 WORKING DAYS PRIOR TO PERFORMING SCHEDULED TESTS FOR OBSERVATION BY DISTRICT PERSONNEL.
- BYPASS PUMPING OF EXISTING FLOWS IS REQUIRED WHEN CONNECTING TO THE DISTRICT'S EXISTING SEWER SYSTEM. CONTRACTOR SHALL PROVIDE 100% REDUNDANT PUMPING CAPACITY WITH CONTINUOUS SUPERVISION DURING PUMPING OPERATIONS WITH THE DISTRICT PRIOR TO COMMENCING PUMPING OPERATIONS.
- THE COLORADO CENTRAL ZONE (NAD 83) IS THE HORIZONTAL CONTROL FOR IMPROVEMENTS SHOWN ON THE PLAN SET.
- THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) IS THE VERTICAL CONTROL FOR THE IMPROVEMENTS SHOWN ON THE PLAN SET.

WATER AND SEWER SERVICE LINE NOTES

- SEWER SERVICE TAP CONNECTIONS WILL BE LOCATED A MINIMUM OF FIVE (5) FEET AWAY FROM ANY MANHOLE AND BE INSTALLED AT THE MAIN WITH A GASKET WYE OR TEE FITTING FOR NEW INSTALLATIONS OF SEWER MAIN. FOR SERVICE TAP CONNECTIONS TO EXISTING SEWER MAINS A SEWER SERVICE SADDLE TAP MAY BE INSTALLED.
- SEWER SERVICE LINES/STUBS WILL BE INSTALLED SUCH THAT A SEWER SERVICE CLEAN OUT IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS AND BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY SIDE LOT LINE. TRACER WIRE FROM THE SEWER TAP AT THE MAIN TO THE CLEAN OUT AT THE PROPERTY LINE SHALL BE INSTALLED AND A METAL TEE POST WILL BE INSTALLED NEXT TO THE CLEAN OUT FOR PROTECTION AND EASE OF LOCATION.
- A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN WATER SERVICE LINES AND SEWER SERVICE LINES.
- WATER SERVICE LINES/STUBS WILL BE 3/4" IN DIAMETER UNLESS OTHERWISE NOTED AND INSTALLED SUCH THAT THE CURB STOP IS LOCATED 5 FEET INTO THE PROPERTY OR CENTERED IN THE FRONT LOT EASEMENT, WHICHEVER IS LESS AND A MINIMUM OF 10 FEET FROM ANY SEWER SERVICE LINE/SEWER CLEAN OUT.
- CURB STOPS AND BOXES SHALL BE BURIED SUCH THAT 6-FEET (±0") OF COVER EXISTS AS MEASURED FROM FINISHED GRADE TO THE TOP OF THE SERVICE LINE. A METAL TEE POST WILL BE INSTALLED AT THE CURB STOP BOX FOR PROTECTION AND EASE OF LOCATION.
- WATER SERVICE TAPS WILL NOT BE LOCATED ON A FIRE HYDRANT LATERAL OR WITHIN 30" FROM A PIPE BELL, VALVE OR MECHANICAL JOINT CONNECTION. WATER TAPS WILL MAINTAIN MINIMUM OF FIVE (5) FOOT SPACING FROM OTHER TAPS ON THE WATER MAIN.
- DIRECT TAPPING OF WATER SERVICE LINE CORPORATION (I.E. NO SADDLE) WILL NOT BE PERMITTED.

CONTACTS:

OWNER	CND-CLOVERLEAF, LLC ATTN: AZIZ SIDDIQUI 1111 N. POST OAK ROAD HOUSTON, TX 77055 P~224-415-6619
DEVELOPER	MONUMENT HILL CM LLC ATTN: JOE DESJARDIN 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-476-0800
CONTRACTOR/OPERATOR (EROSION CONTROL)	MONUMENT HILL CM LLC ATTN: CHARLIE WILLIAMS 1864 WOODMOOR DRIVE, SUITE 100 COLORADO SPRINGS, CO 80920 P~719-492-1933
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT	TRI-LAKES MONUMENT FPD 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 P~719-484-0911
DISTRICT	WOODMOOR WATER & SANITATION DISTRICT NO. 1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 P~719-488-2525 EXT. 0
EL PASO COUNTY	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 P~719-520-6819 DEPARTMENT OF PUBLIC WORKS 3275 AKERS DR COLORADO SPRINGS, CO 80922 P~719-529-6460

BENCHMARK

NGS MONUMENT T 294 BEING MONUMENTED BY A 3-1/4" BRASS DISC SET IN A 4'x4' BOULDER, LOCATED 1.8 MILES EAST ALONG HIGBY ROAD FROM ITS INTERSECTION WITH JACKSON CREEK PARKWAY, 40 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 6 FEET SOUTH OF A FENCE, AND 6.2 FEET SOUTH OF A WITNESS POST. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 7247.10 FEET, NAVD88.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT, B, WOODMOOR PLACER, BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP ILLIGIBLE AT BOTH ENDS. SAID LINE BEARING N26°20'33"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

WATER & SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED Joseph W. Desjardin DATE 02/01/2022

JOE DESJARDIN
MONUMENT HILL, LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
(719) 476-0800

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett DATE 02/01/2022

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION
DATE: 03/03/2022 BY: Ariel Hacker

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

NO.	REVISION	DATE	BY

CLOVERLEAF FILING NO. 2

COVER SHEET

SHEET 1 OF 25

JOB NO. 25158.01



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES INDICATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

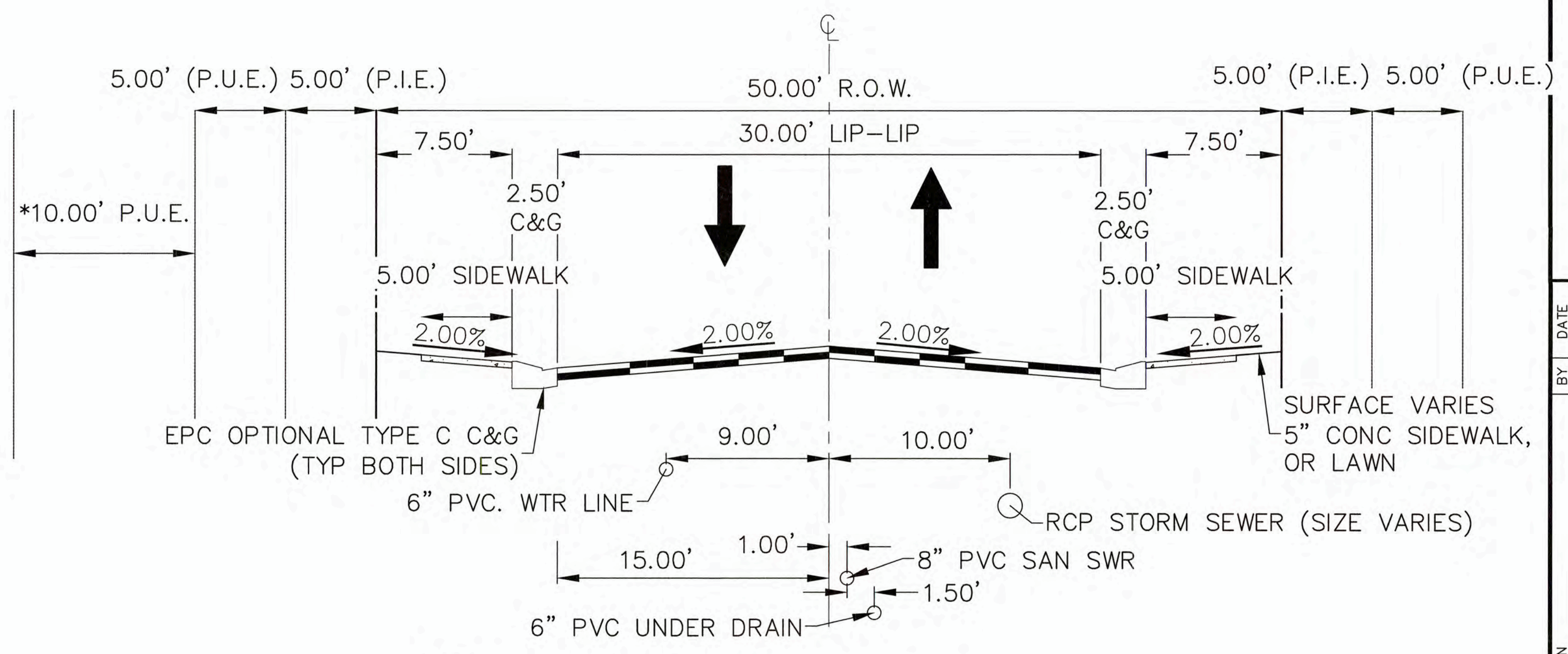
J.R. ENGINEERING
A Western Company
Centennial 303-740-8888 • Colorado Springs 719-592-2693
Fort Collins 970-491-8888 • www.jrengineering.com

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A	A
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	x	x
CHAIN LINK FENCE	o	o
WOOD FENCE	o	o
MASONRY FENCE	o	o
GUARDRAIL	o	o
CONC. BARRIER	o	o
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN	---	---
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	SF	SF
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
SANITARY SEWER		
LINE MARKER	⊙Mkr San	●
SERVICE MARKER	△	△
CLEAN-OUT	○	○
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	⊙Mkr W	●
SERVICE MARKER	△	△
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙WELL	●WELL
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	⊙Mkr G	●
SERVICE MARKER	△	△
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	⊙Mkr TV	●
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	⊙Mkr E	●
ELECTRIC SERVICE MARKER	△	△
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	⊙Mkr FO	●
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	⊙Mkr T	●
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙VP	●VP
TEST HOLE DESIGNATOR	⊙TH#	●TH#



TYPICAL CROSS SECTION
 N.T.S. (ALSIKE CLOVER CT, CRIMSON CLOVER DR, WHITE CLOVER DRIVE)
 (PUBLIC ROAD, URBAN LOCAL, POSTED SPEED LIMIT = 25 MPH)
 (*SEE PLAN VIEW FOR 10' PUE LOCATION)

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

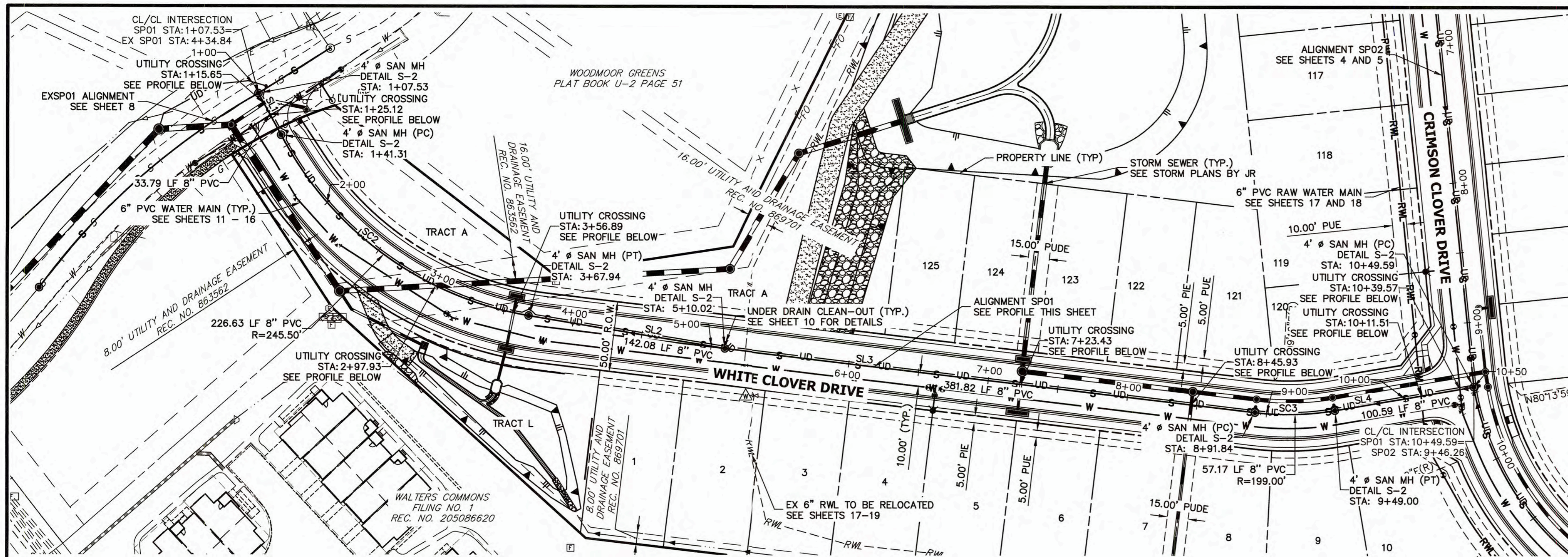
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NO.	REVISION	DATE	BY

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				02/18/22	APL	APL	

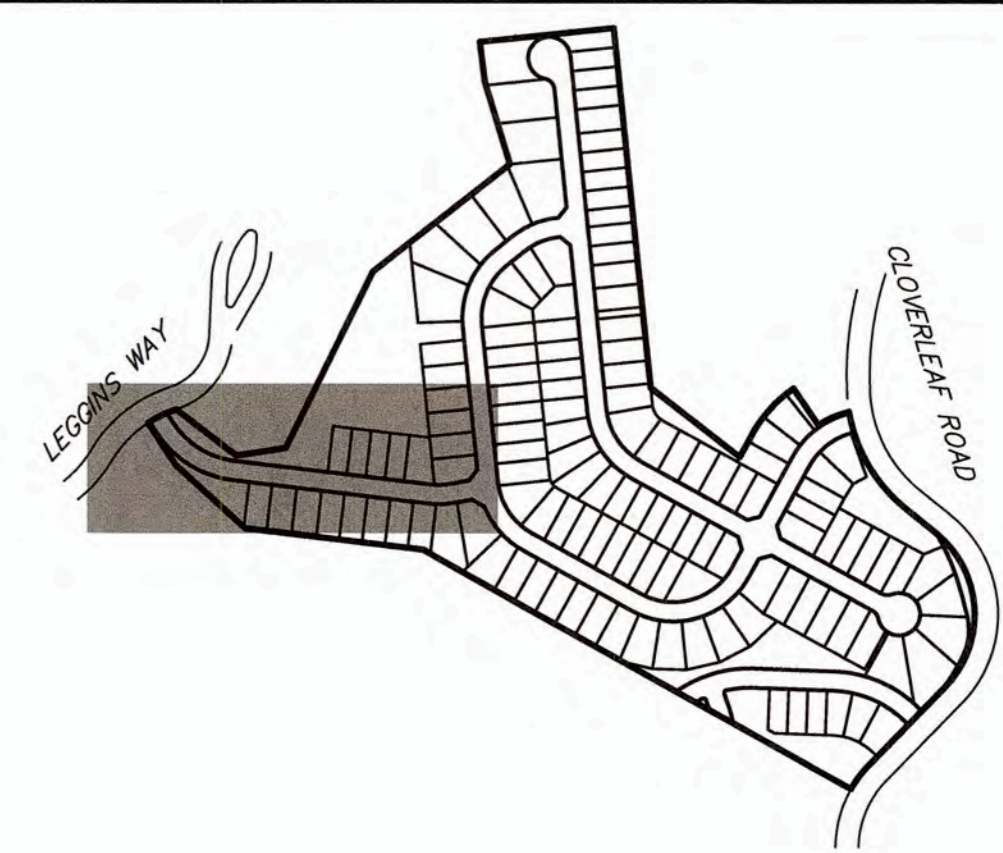
CLOVERLEAF FILING NO. 2
 LEGEND & TYPICAL SECTION





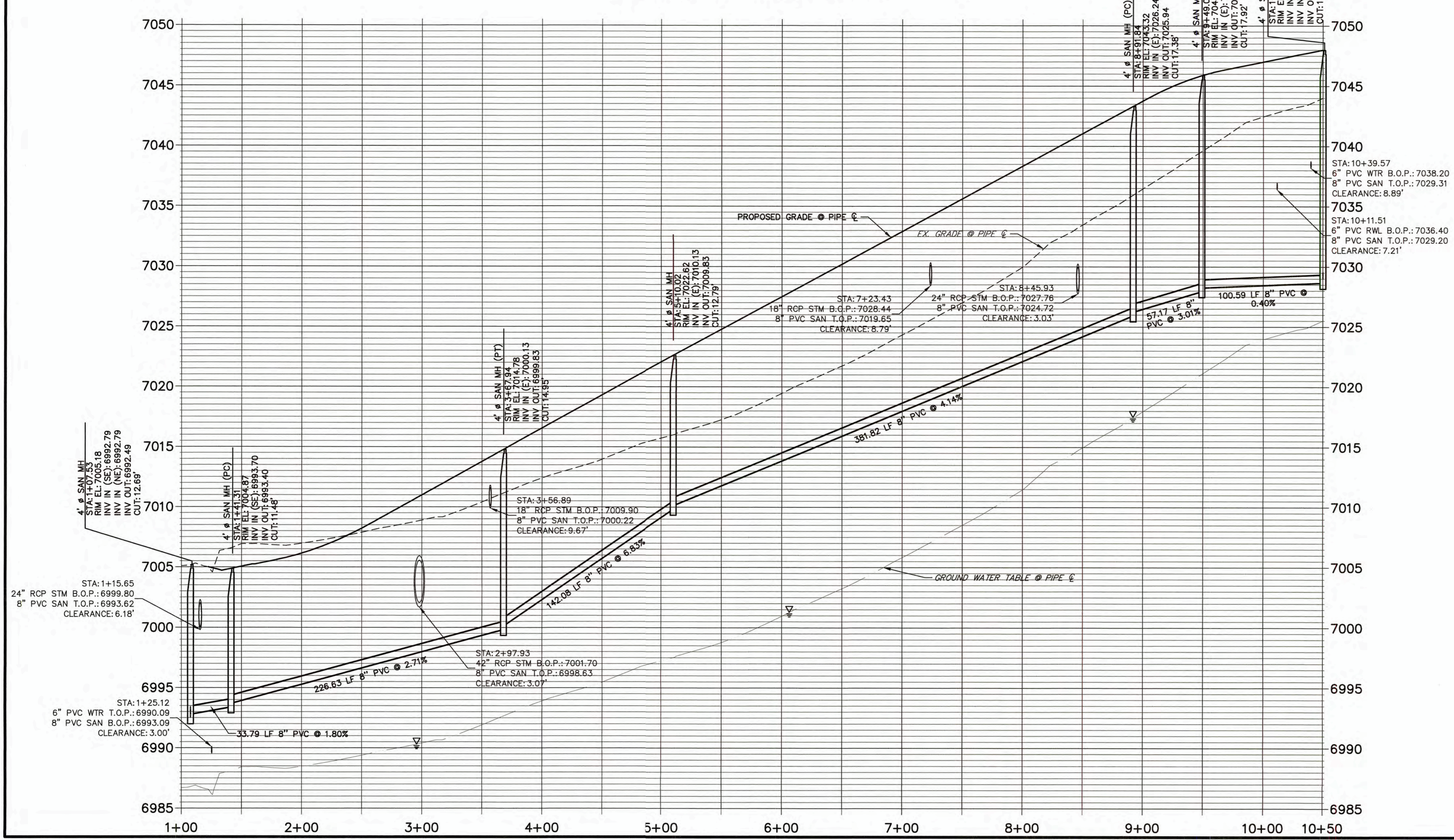
LINE	BEARING	DISTANCE
SL1	S28°42'06"E	33.79'
SL2	S80°33'35"E	142.08'
SL3	S83°12'34"E	381.82'
SL4	N80°19'22"E	100.59'

CURVE	DELTA	RADIUS	LENGTH
SC2	52°53'30"	245.50'	226.63'
SC3	16°27'33"	199.00'	57.17'



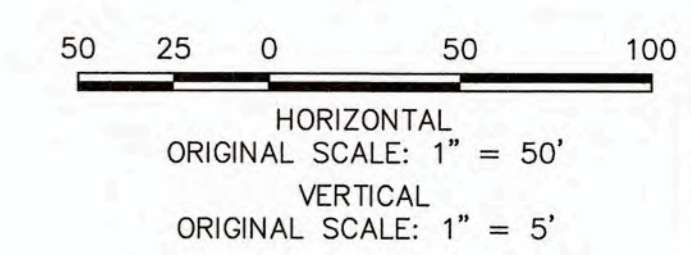
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

**SP01 PROFILE
STA 1+00.00 TO 10+49.59**



NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
- THE PROPOSED UNDER DRAIN SHALL ONLY DEVIATE FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION, SEE SHEET 9.
- ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.
- ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: [Signature]

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

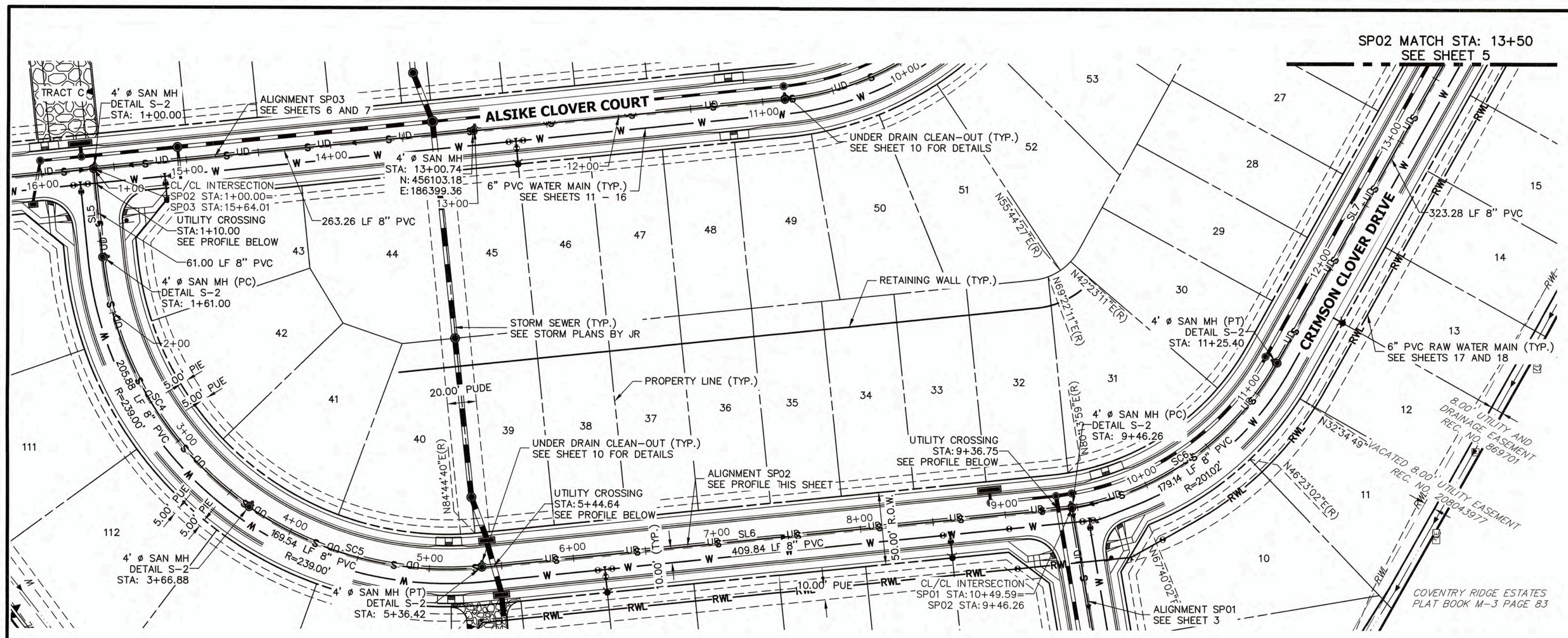
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PREPARED FOR
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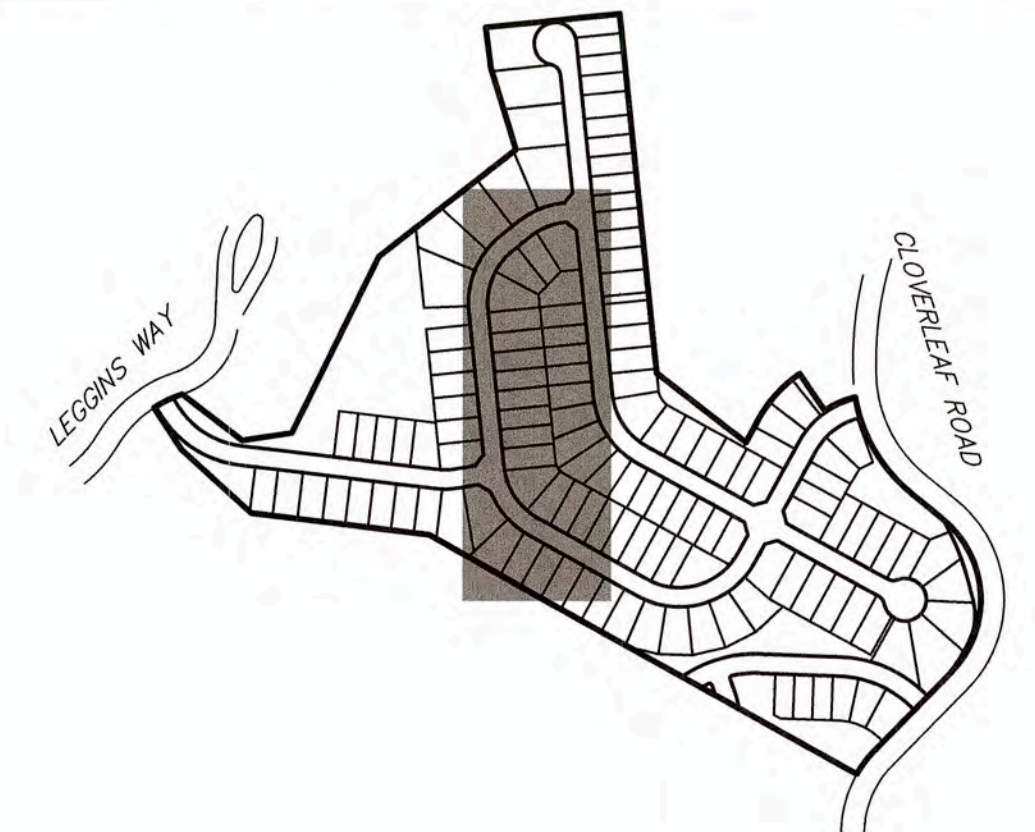
No.	REVISION	DATE

CLOVERLEAF FILING NO. 2
SANITARY SEWER PLAN AND PROFILE
SHEET 3 OF 25
JOB NO. 25158.01



LINE TABLE		
LINE	BEARING	DISTANCE
SL5	N84°07'17"E	61.00'
SL6	N05°52'43"W	409.84'
SL7	N60°57'58"W	323.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC4	49°20'56"	239.00'	205.85'
SC5	40°39'04"	239.00'	169.57'
SC6	51°03'38"	201.02'	179.14'

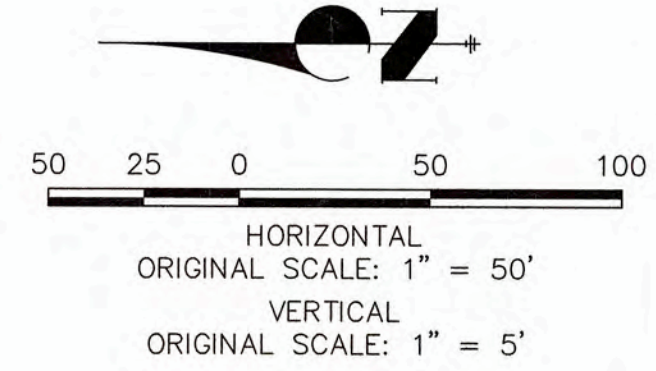
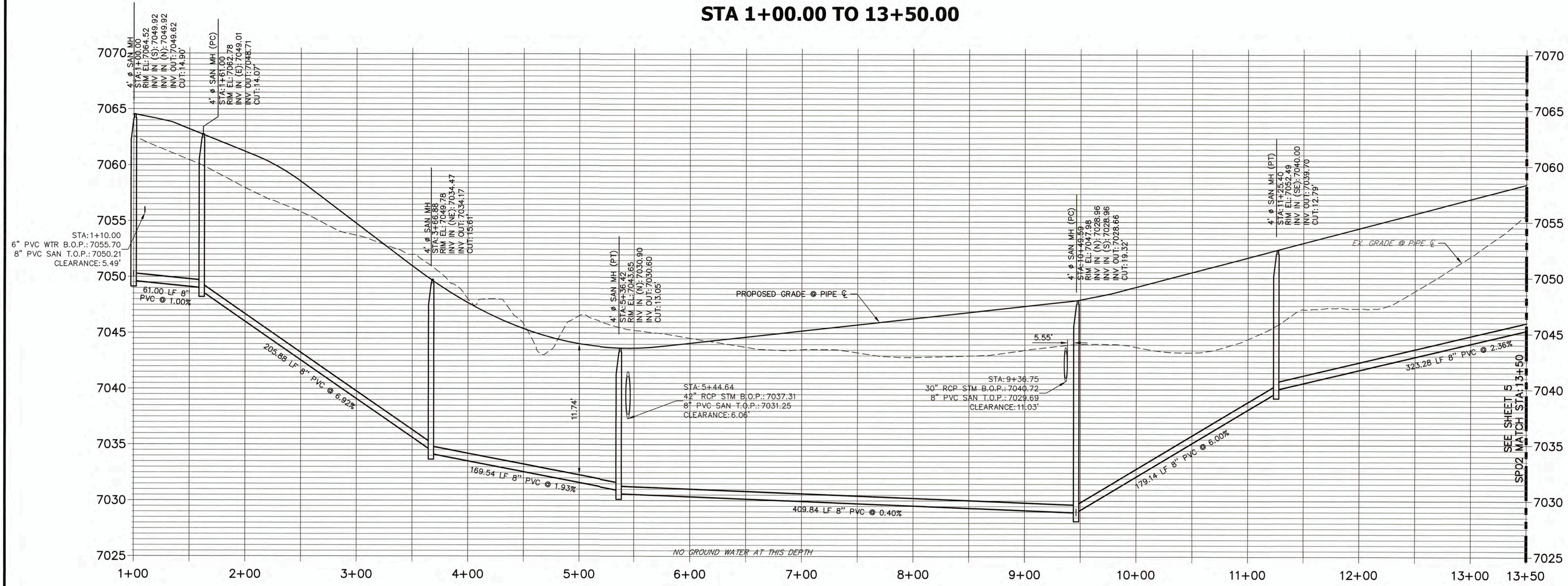


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NOTES

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- ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.
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**SP02 PROFILE
 STA 1+00.00 TO 13+50.00**



No.	REVISION	BY	DATE

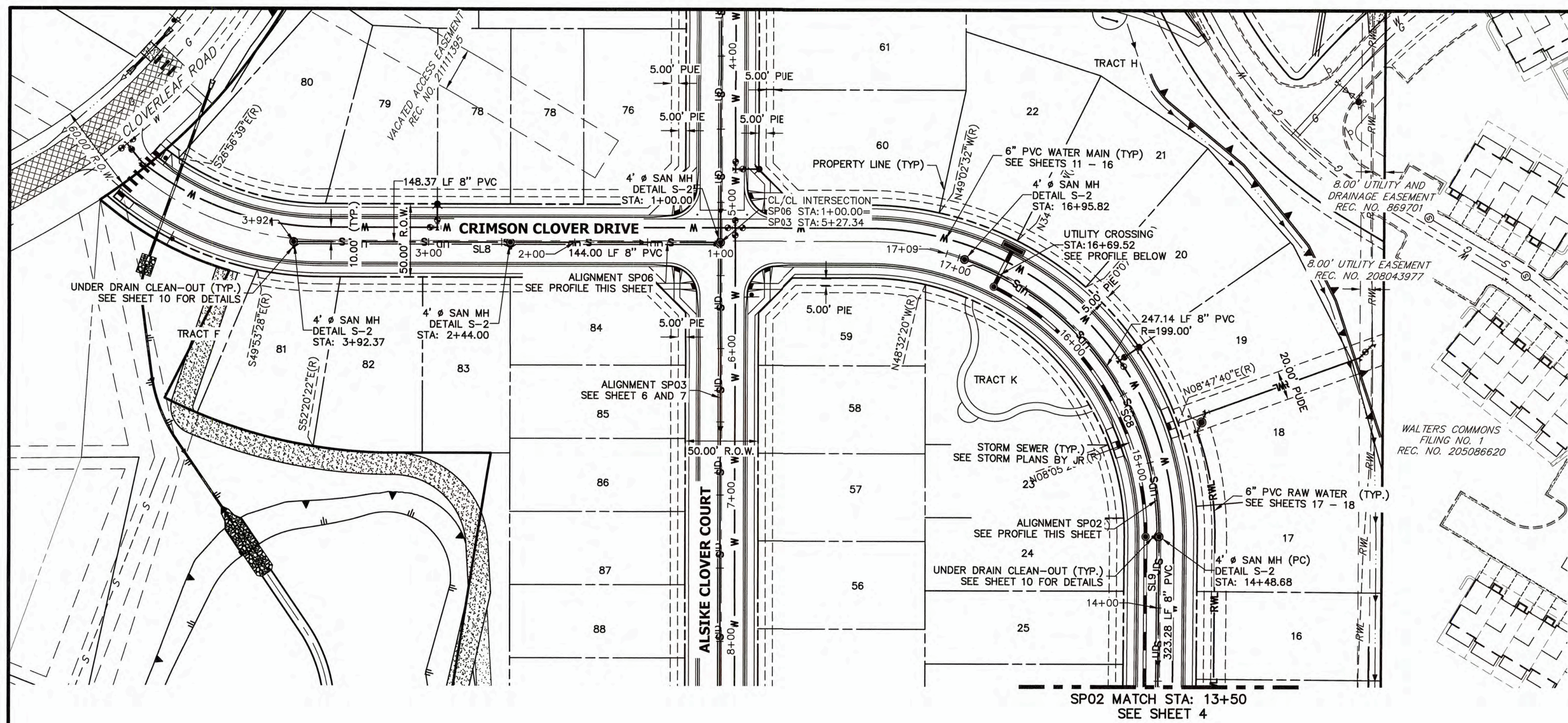
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	03/03/22	APL	APL	

CLOVERLEAF FILING NO. 2
 SANITARY SEWER PLAN AND PROFILE
 SHEET 4 OF 25
 JOB NO. 25158.01



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION
 DATE: 3/3/22 BY: *Asst*
 THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC8	71°09'22"	199.00'	247.14'

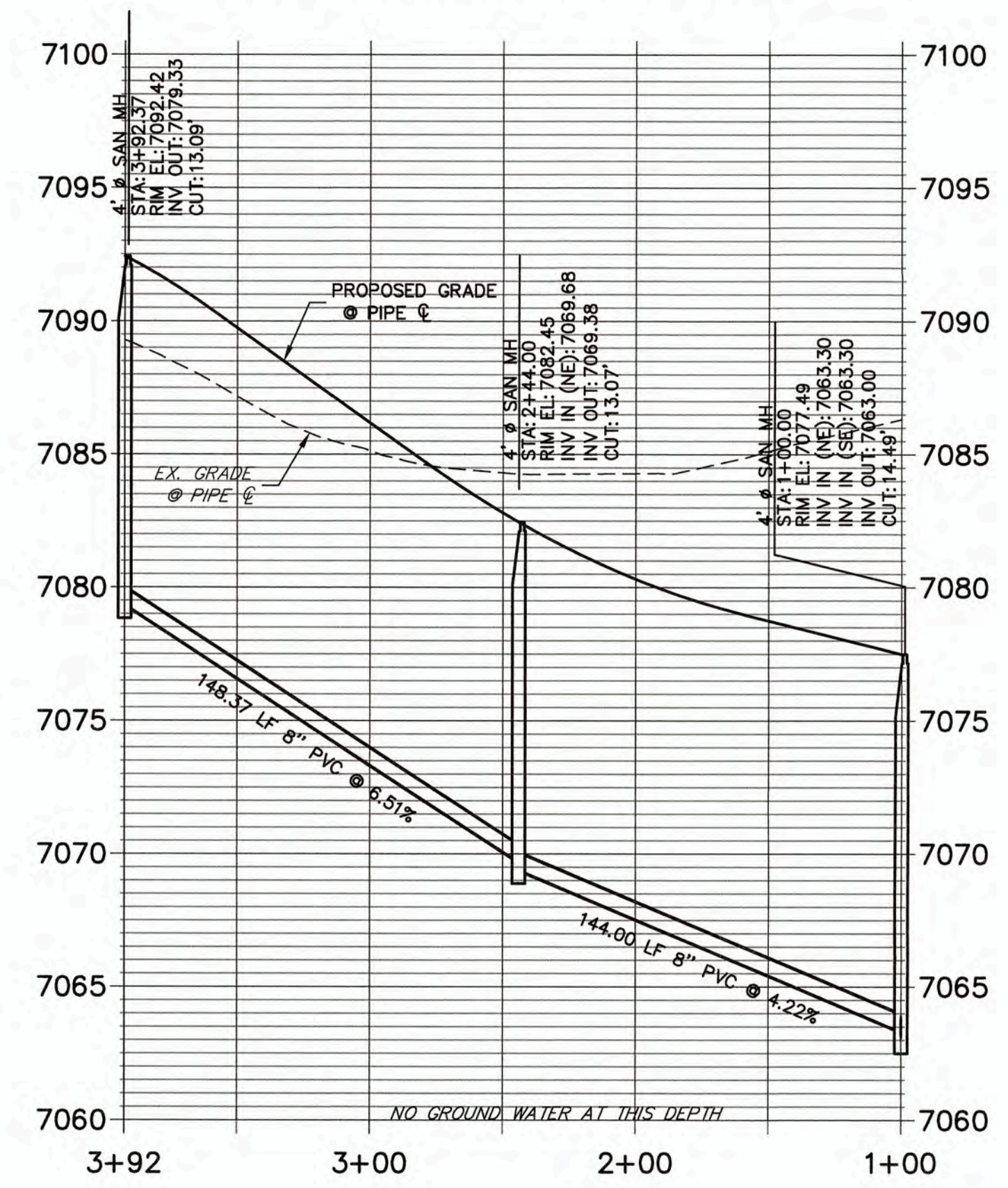
LINE TABLE		
LINE	BEARING	DISTANCE
SL8	N28°37'08"E	292.37'
SL9	N60°57'58"W	323.28'



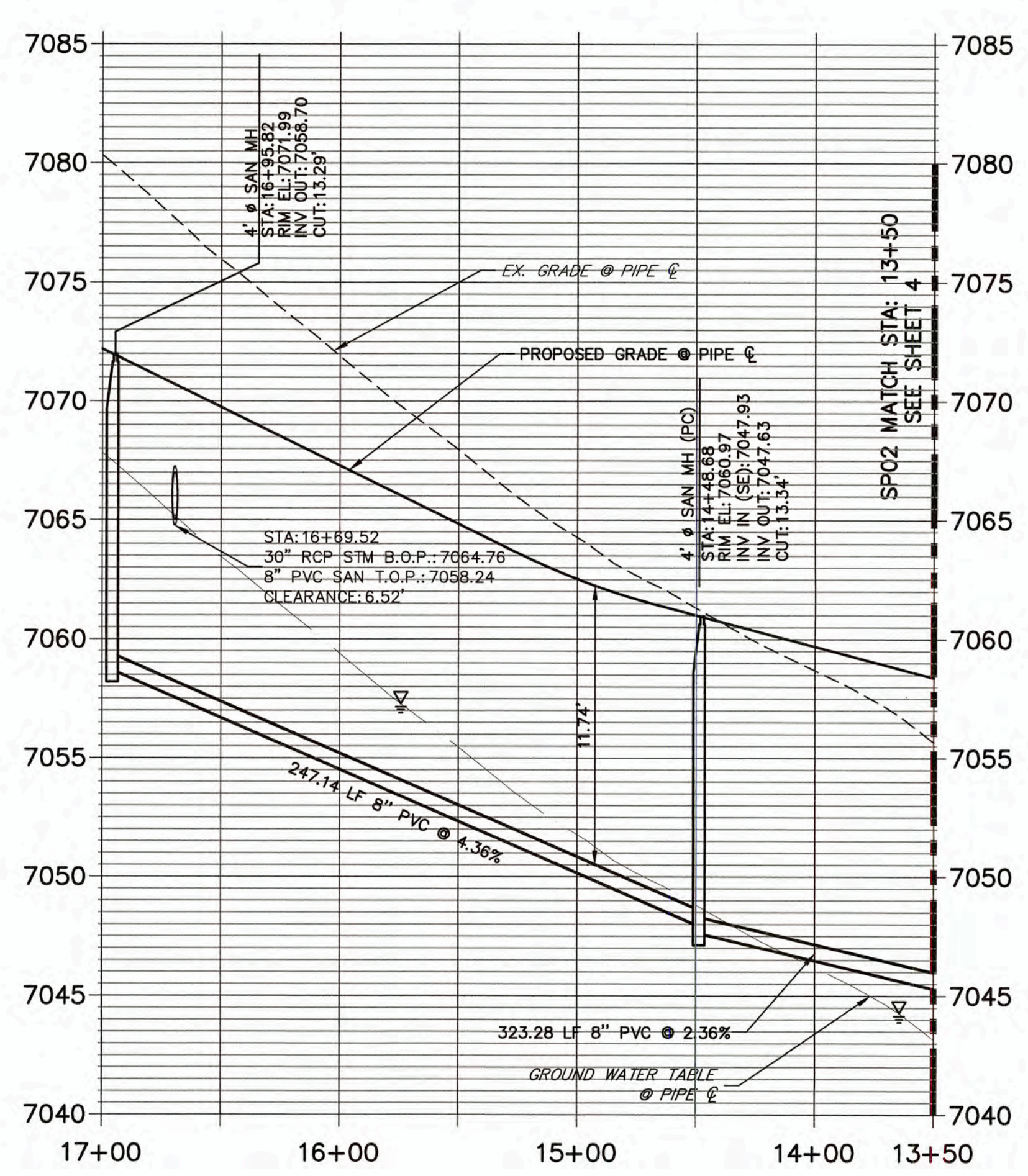
NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
- THE PROPOSED UNDER DRAIN SHALL ONLY DEVIATE FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION, SEE SHEET 9.
- ALL 8" PVC SANITARY SEWER PIPES SHALL BE SDR35.
- ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3' ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. DEFLECTING AT PIPE BELL & SPIGOTS AND JOINT DEFLECTIONS ARE NOT ALLOWED ON SANITARY MAINS.

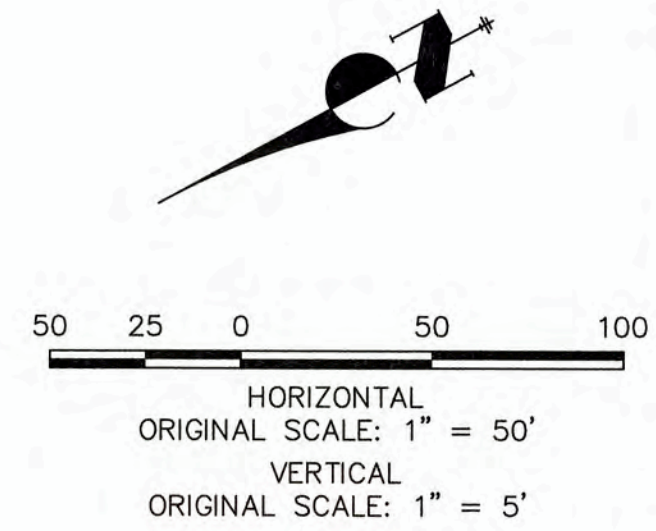
**SP06 PROFILE
STA 1+00.00 TO 3+92.37**



**SP02 PROFILE (1)
STA 13+50.00 TO 17+00.00**



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: [Signature]

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

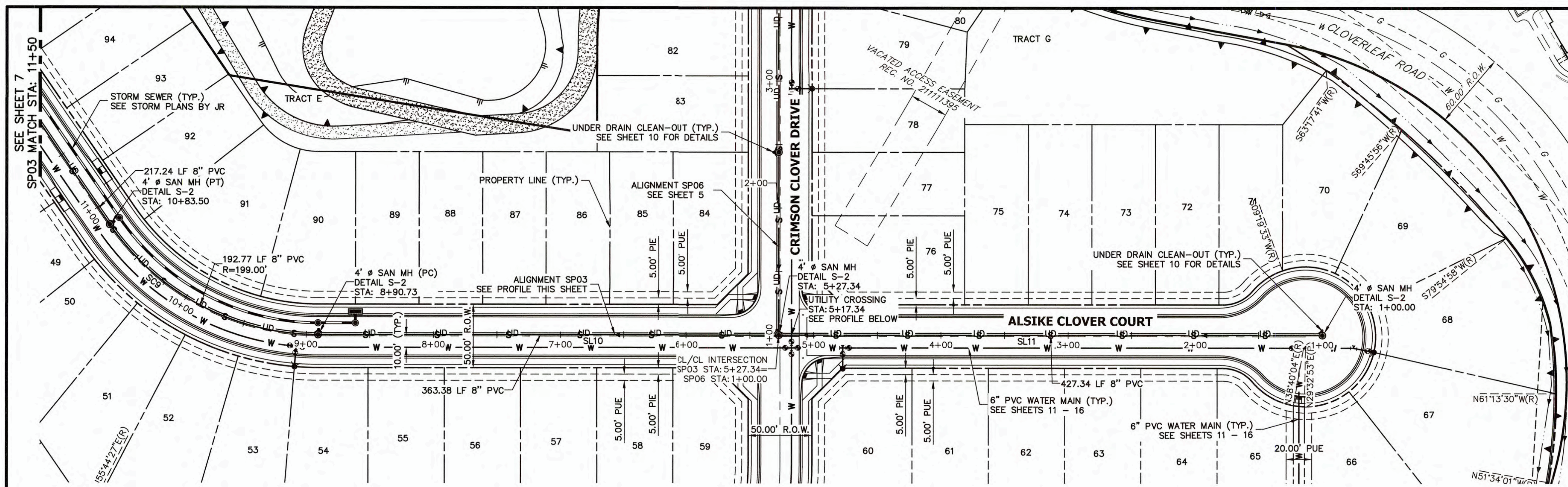
JR ENGINEERING
A Westman Company
Centennial 303-740-6688 • Colorado Springs 719-598-2688
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	DATE

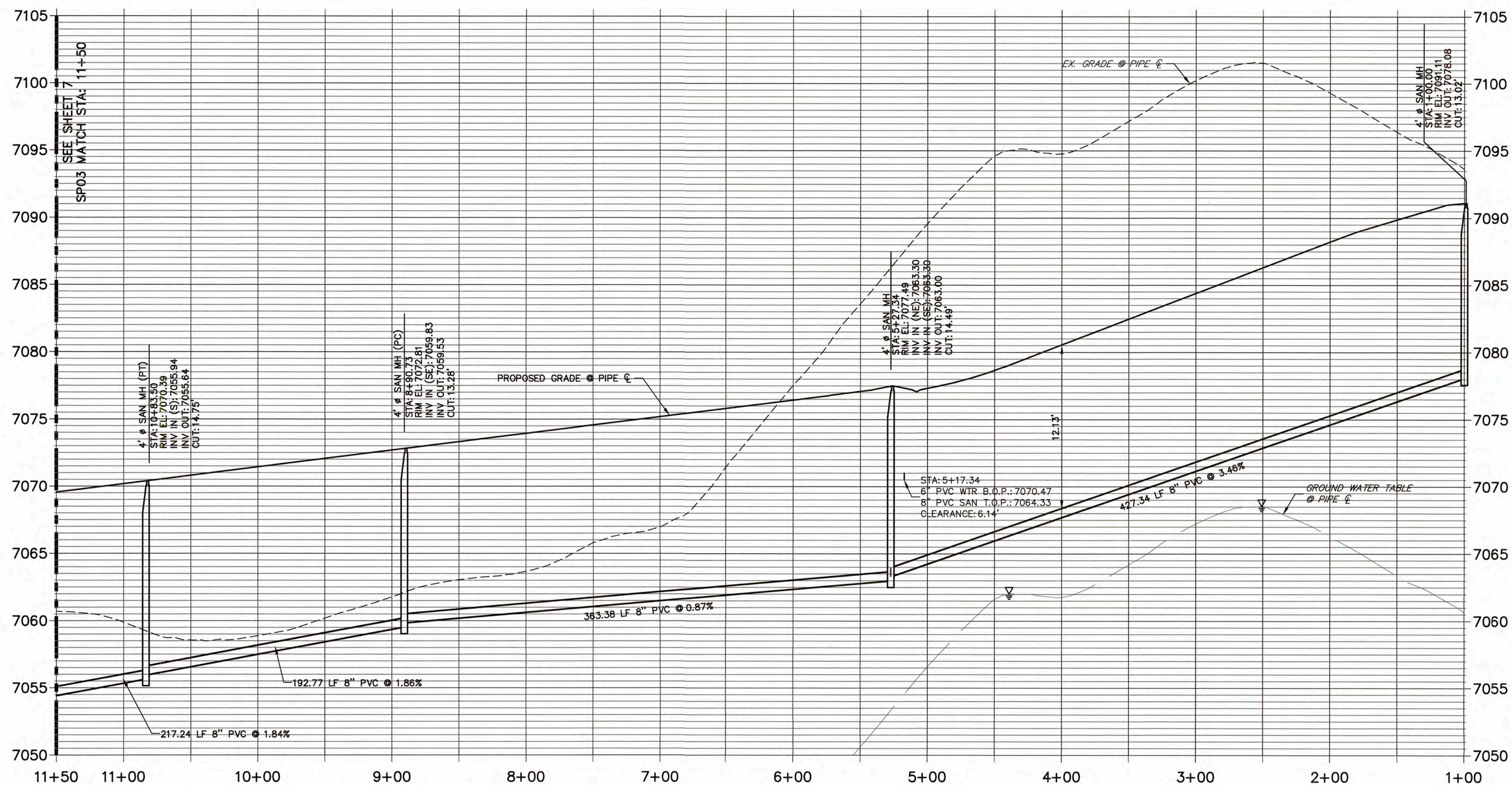
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 03/03/22
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

CLOVERLEAF FILING NO. 2
SANITARY SEWER PLAN AND PROFILE

SHEET 5 OF 25
JOB NO. 25158.01



**SP03 PROFILE
STA 1+00.00 TO 11+50.00**



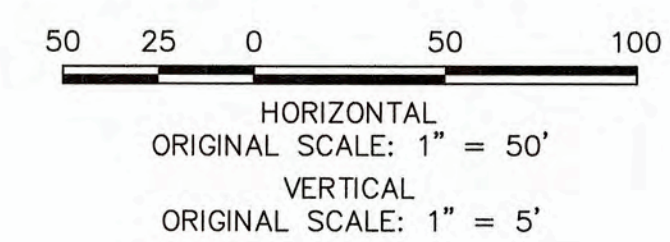
LINE TABLE		
LINE	BEARING	DISTANCE
SL10	N61°22'52"W	363.38'
SL11	N61°22'52"W	427.34'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC9	55°30'09"	199.00'	192.77'

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



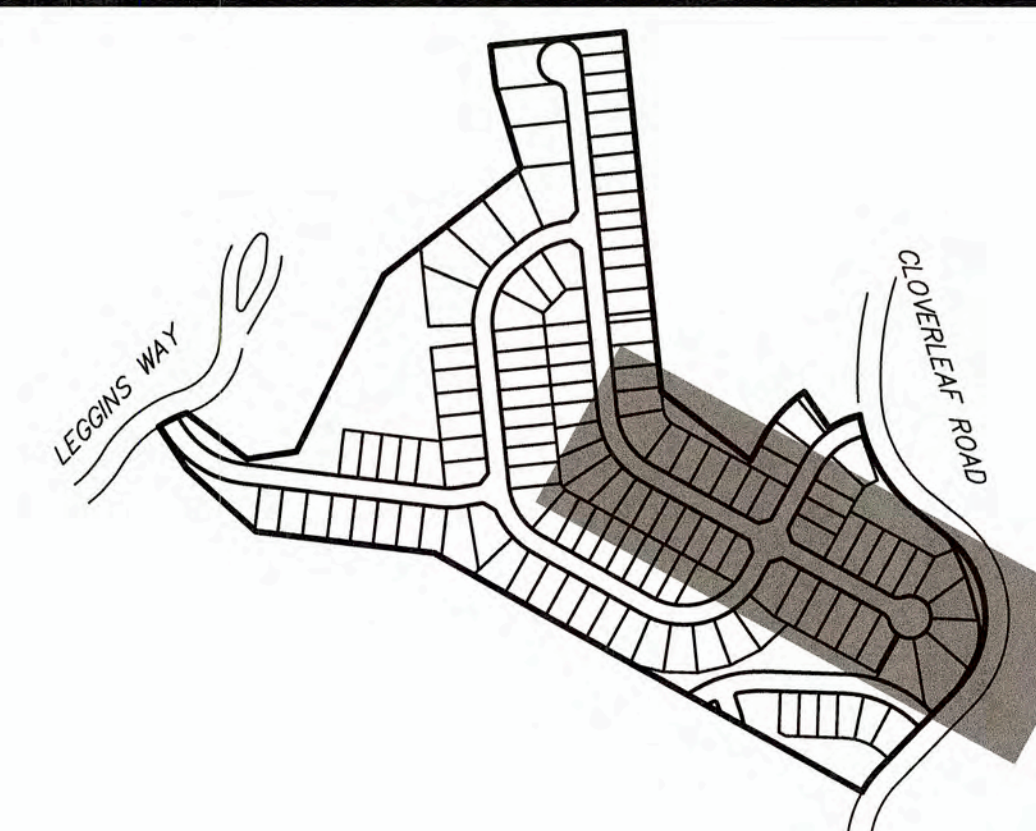
Know what's below.
Call before you dig.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: JKH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



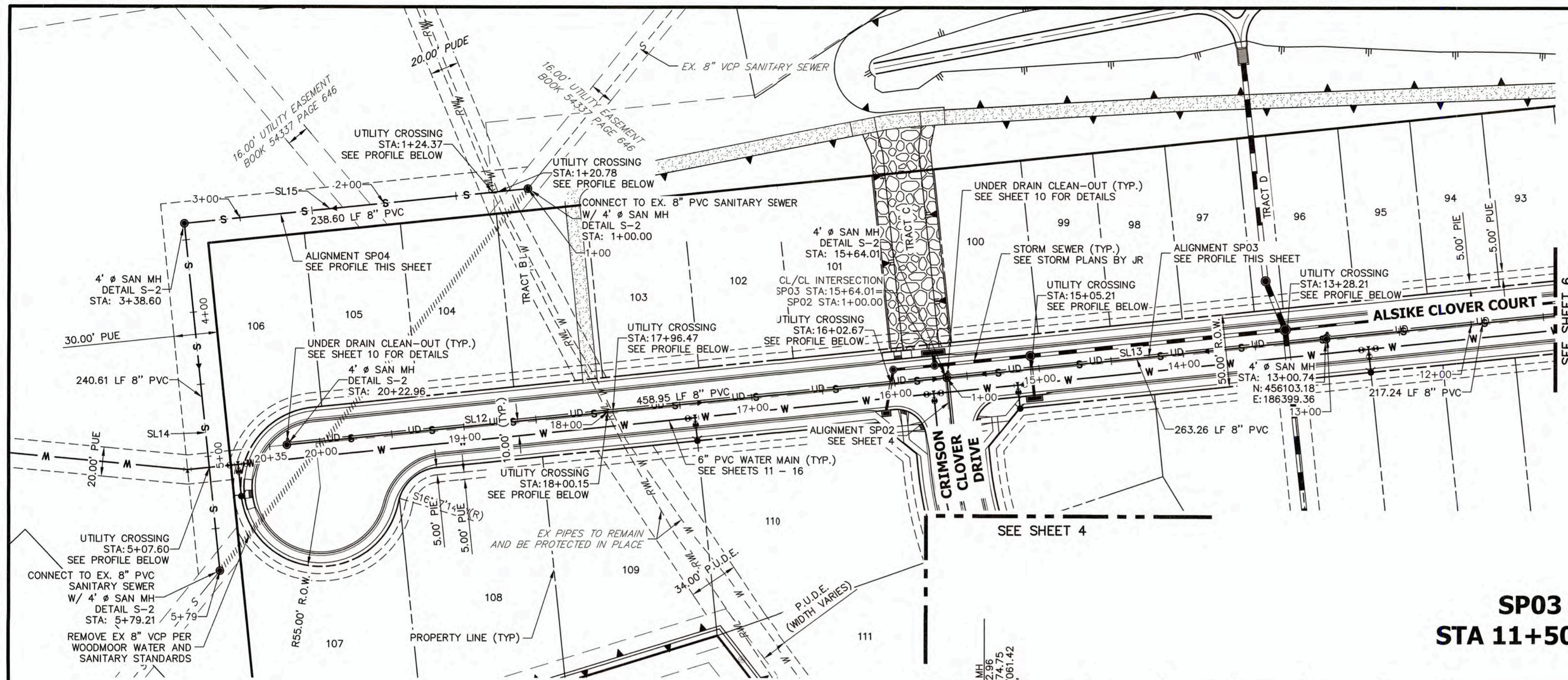
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, THE ENGINEERING ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J-R ENGINEERING
A Western Company
Central 303-740-8888 • Colorado Springs 719-590-2993
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	DATE	BY

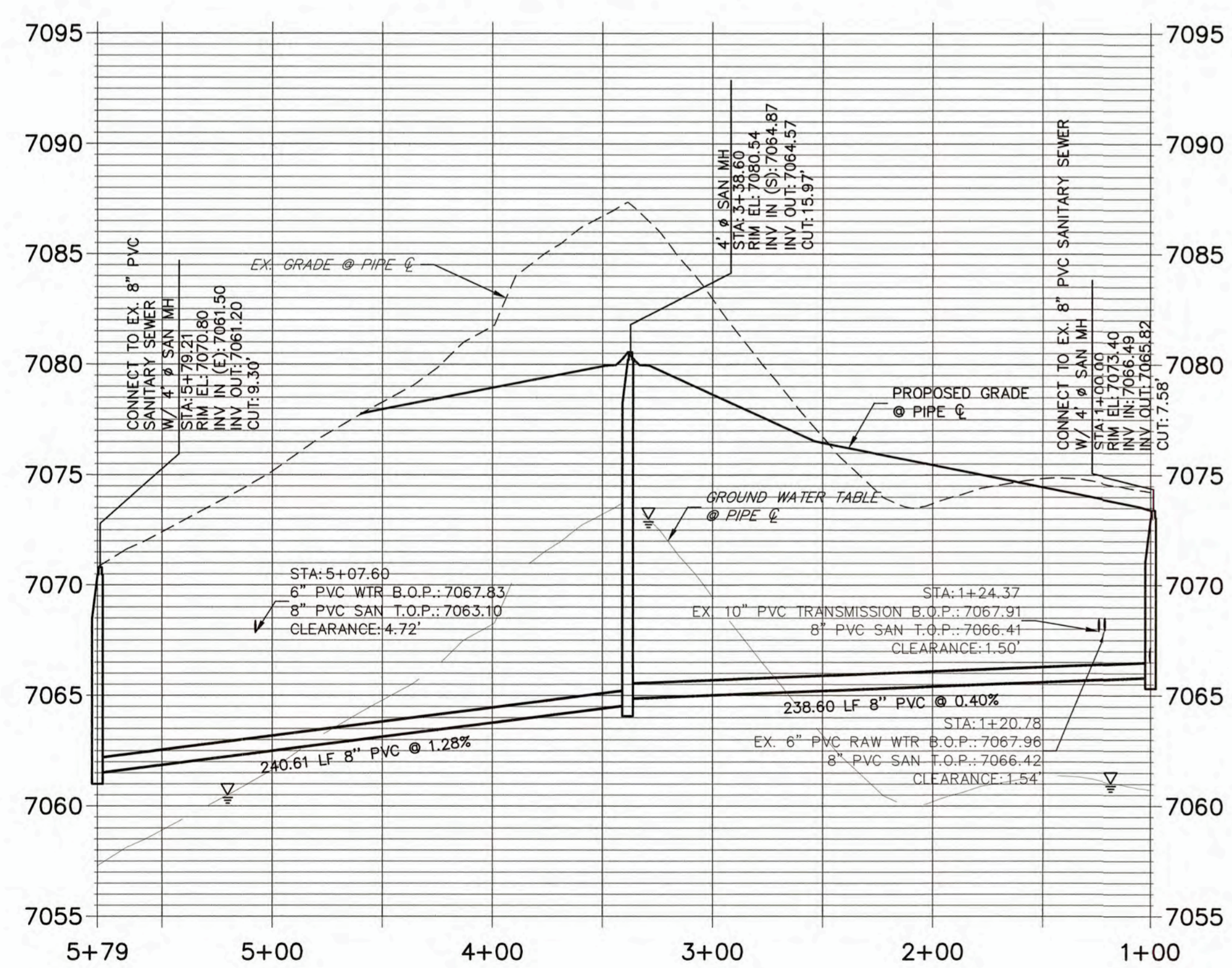
CLOVERLEAF FILING NO. 2
SANITARY SEWER PLAN AND PROFILE
SHEET 6 OF 25
JOB NO. 25158.01



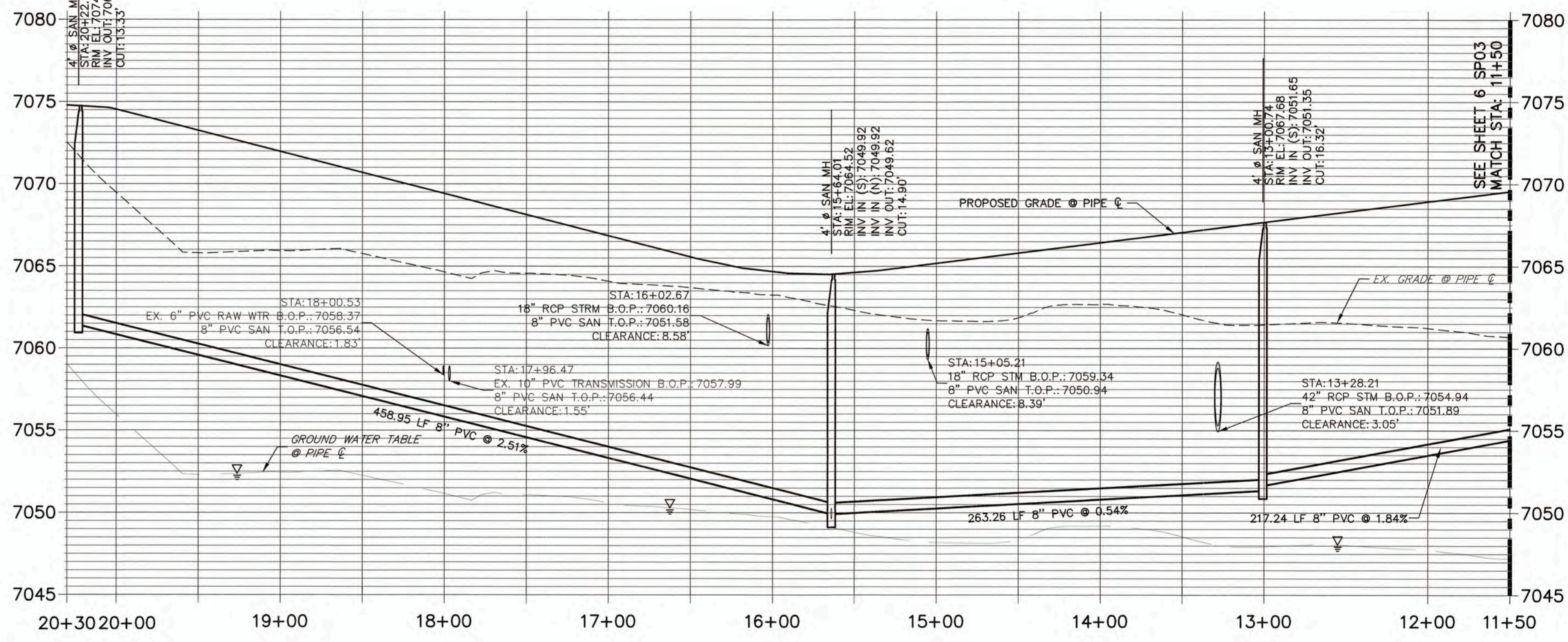
LINE TABLE		
LINE	BEARING	DISTANCE
SL12	N05°52'43"W	458.95'
SL13	N05°52'43"W	480.51'
SL14	S84°03'34"W	240.61'
SL15	N05°52'43"W	238.60'



**SP04 PROFILE
STA 1+00.00 TO 5+79.21**



**SP03 PROFILE (2)
STA 11+50.00 TO 20+30.00**



NOTES

- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
- THE PROPOSED UNDER DRAIN SHALL ONLY DEVIATE FROM THE TYPICAL UNDER DRAIN TRENCH SECTION AT THE OUTFALL LOCATION, SEE SHEET 9.
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WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION
DATE: 3/3/22 BY: [Signature]
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UNLESS SUCH TIME AS APPROVED BY THE ENGINEER, THESE DRAWINGS ARE THE PROPERTY OF J&R ENGINEERING AND SHALL BE USED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

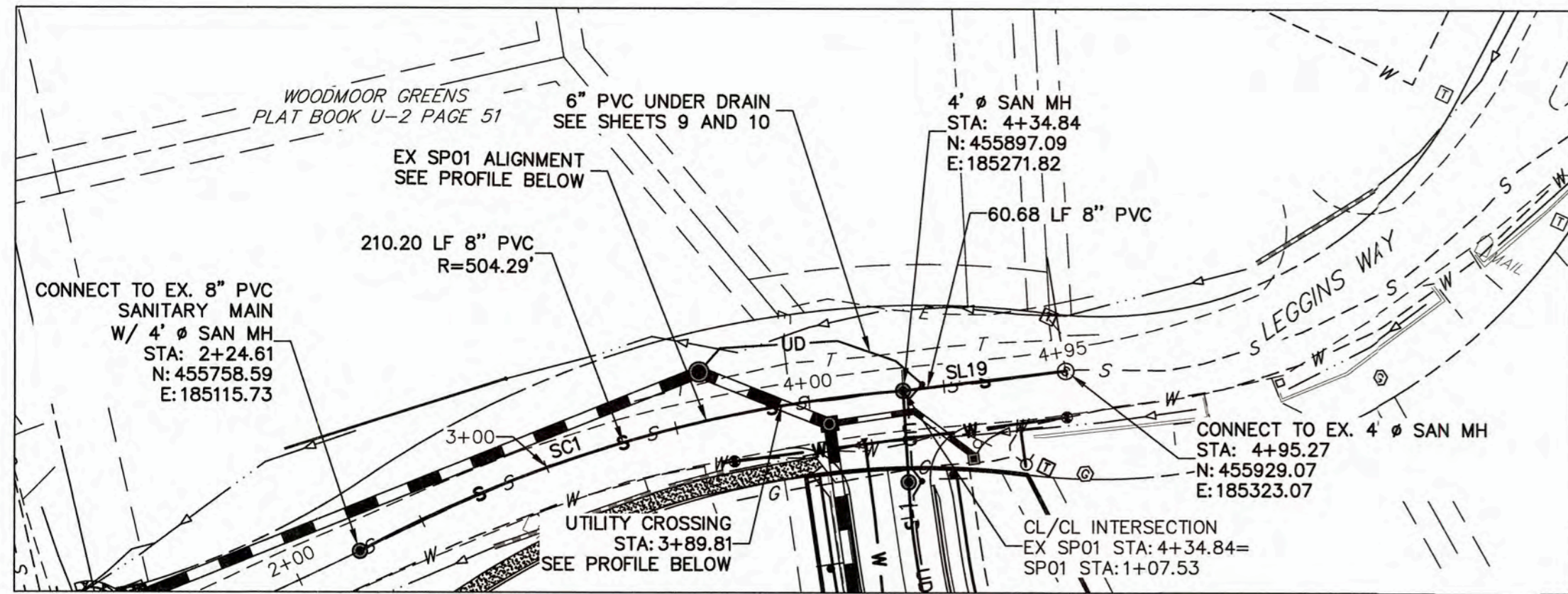
J&R ENGINEERING
A Western Company
Central 303-740-3333 • Colorado Springs 719-590-2533
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

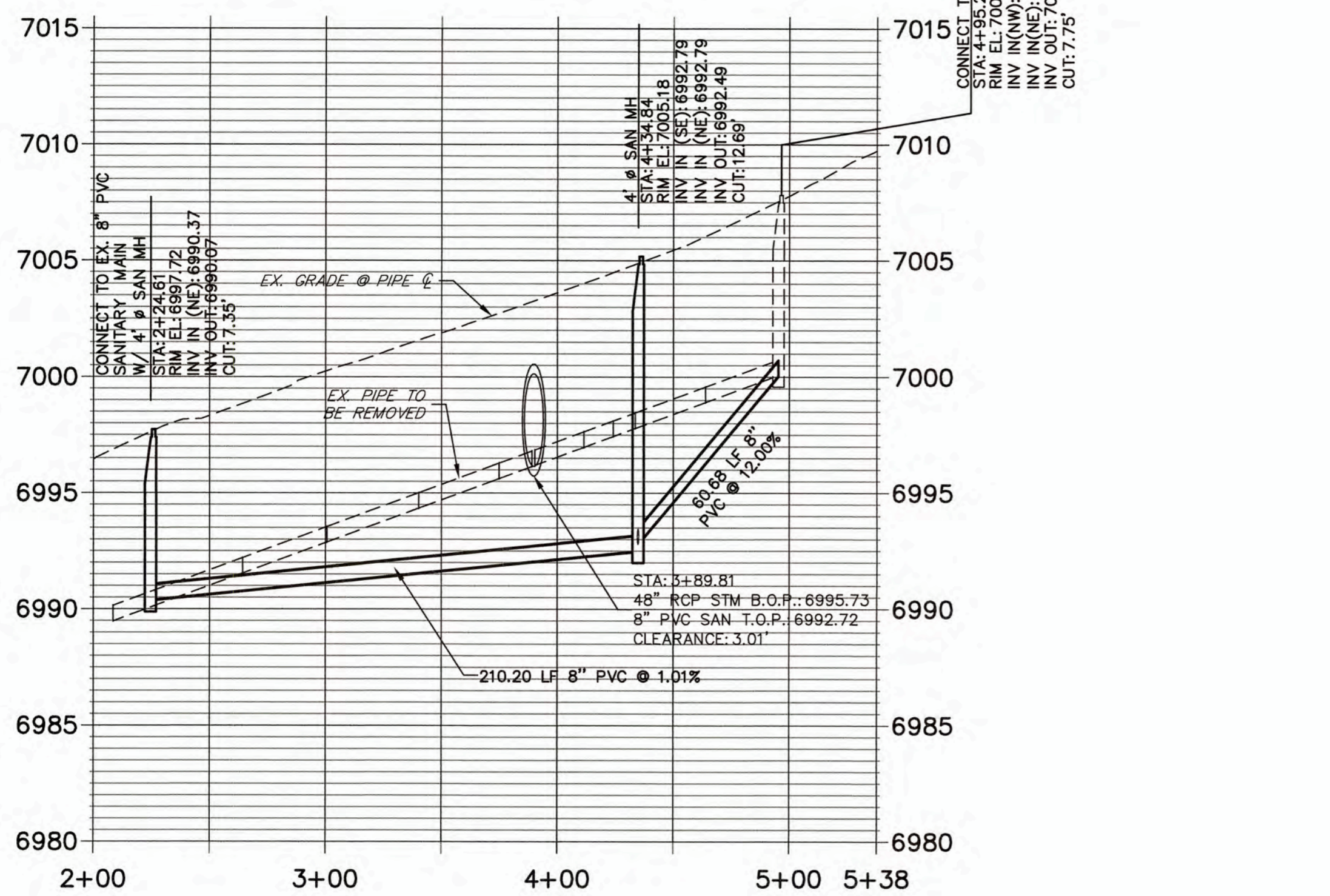
CLOVERLEAF FILING NO. 2
SANITARY SEWER PLAN AND PROFILE
SHEET 7 OF 25
JOB NO. 25158.01

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC1	23°47'02"	506.35'	210.19'

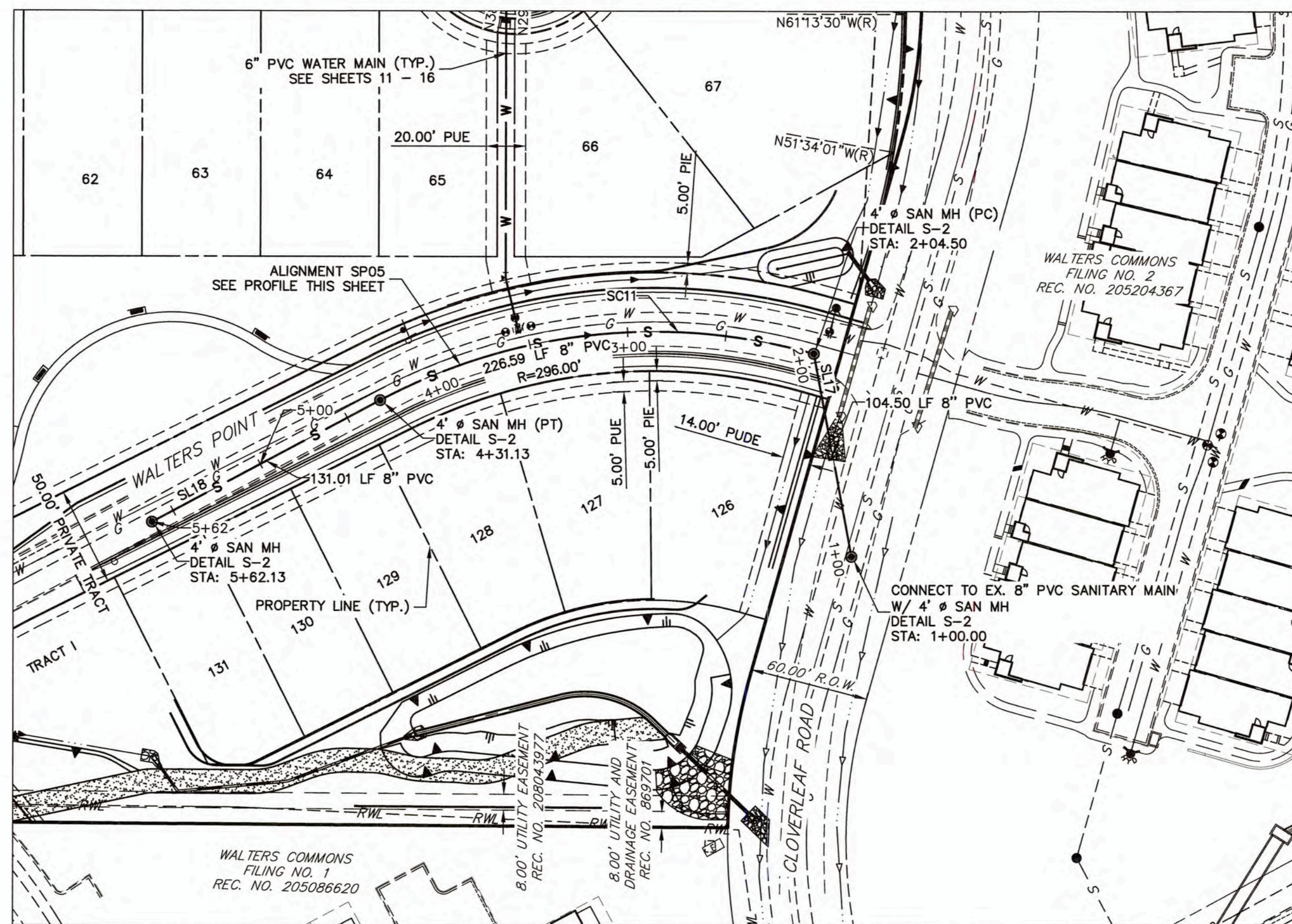
LINE TABLE		
LINE	BEARING	DISTANCE
SL19	N57°54'23"E	60.68'



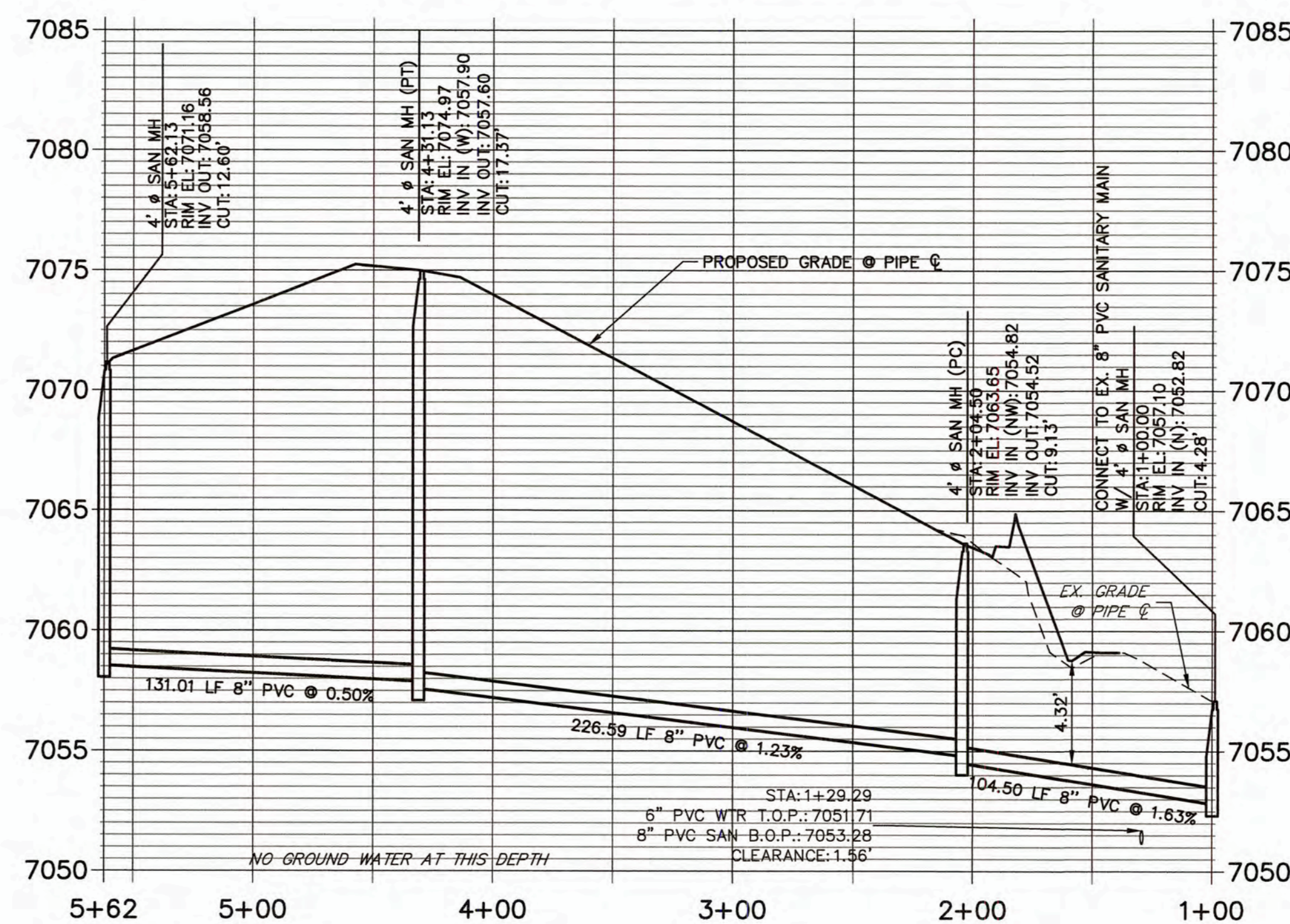
**EX SP01 PROFILE
STA 2+00.00 TO 5+37.82**



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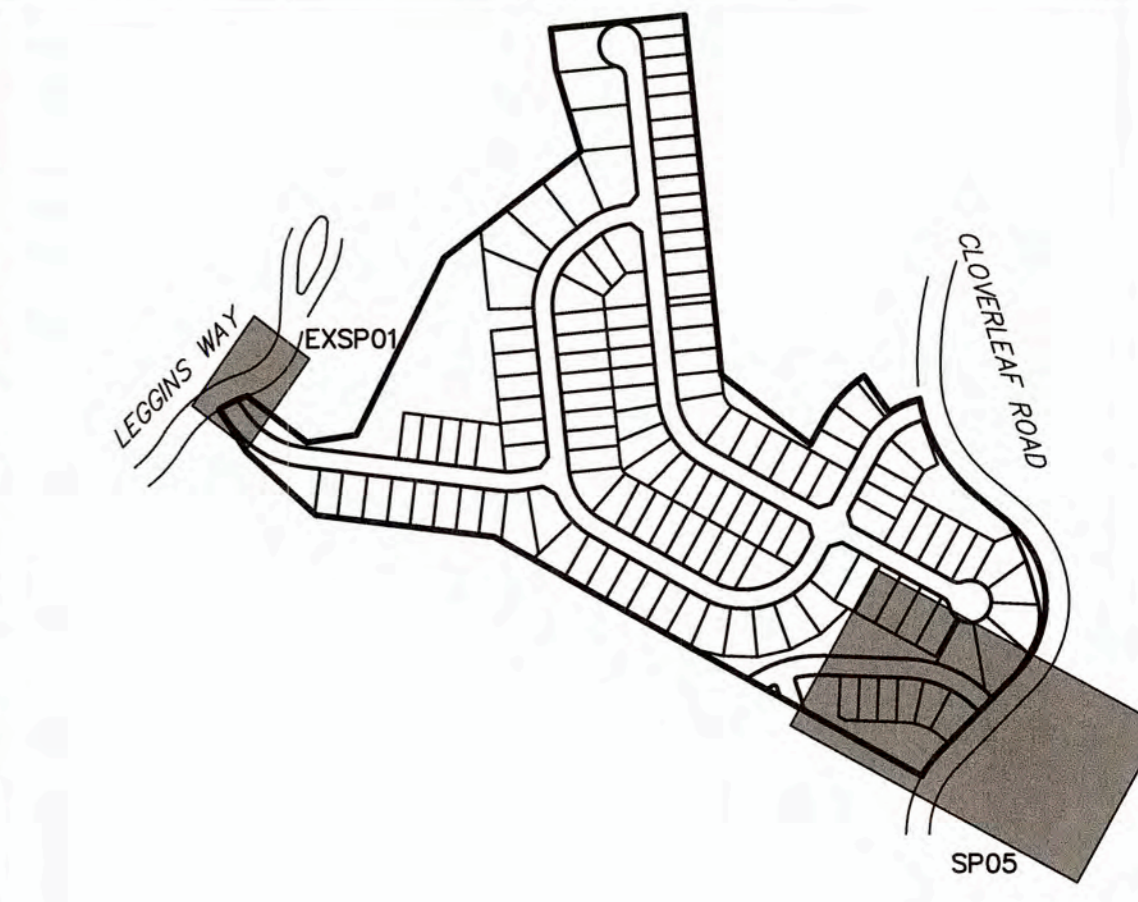


**SP05 PROFILE
STA 1+00.00 TO 5+62.13**

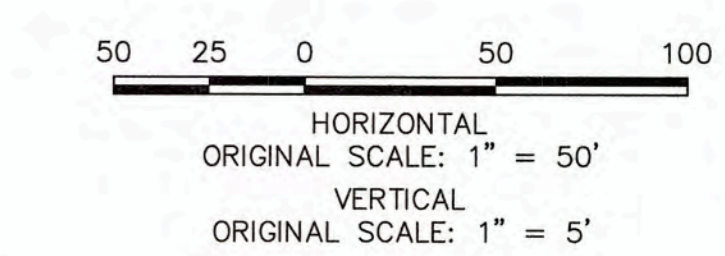


LINE TABLE		
LINE	BEARING	DISTANCE
SL17	S18°03'22"W	104.50'
SL18	S89°30'04"E	131.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
SC11	43°51'37"	296.00'	226.59'



- NOTES**
- A 6" PVC UNDER DRAIN IS TO BE RAN 18" BELOW AND 18" HORIZONTAL FROM THE PROPOSED SANITARY MAIN WITH CLEAN-OUTS TO BE PLACED PER THE DETAILS ON SHEET 10.
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WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION
DATE: 3/3/22 BY: *AKH*
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PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACCO.COM

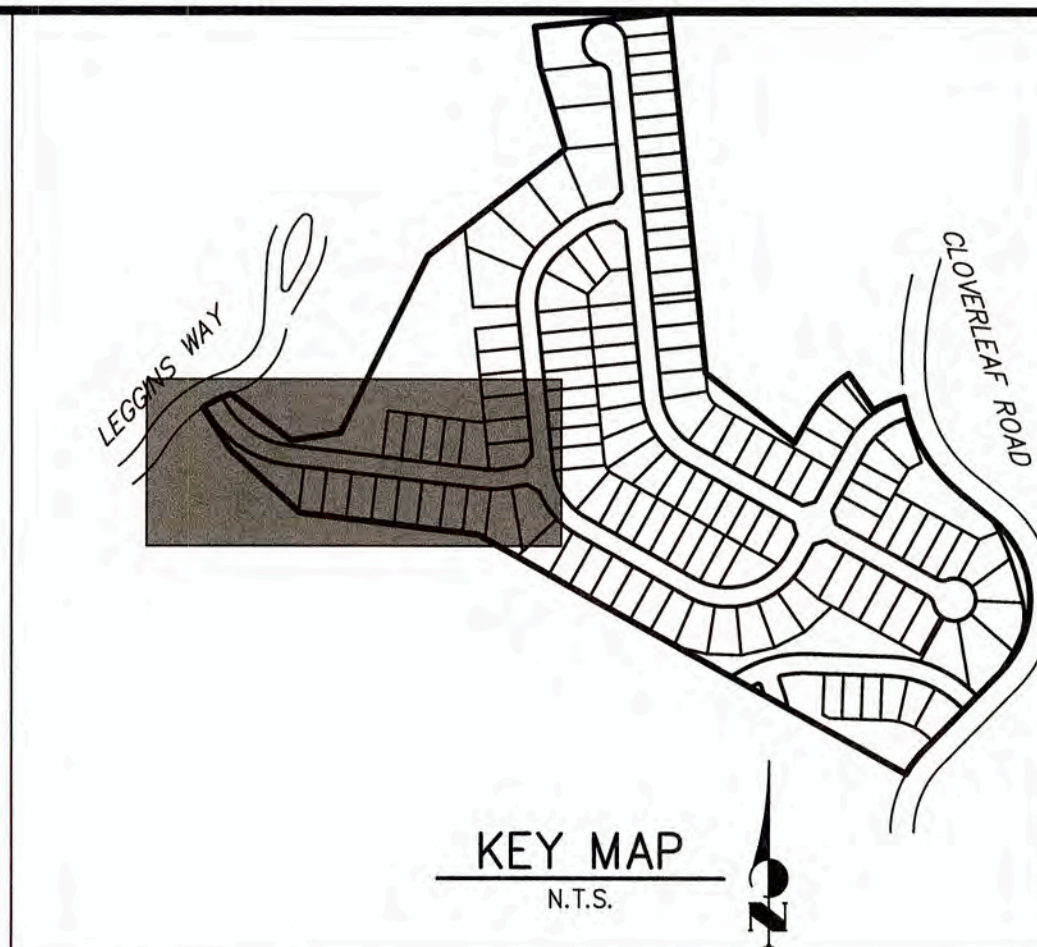
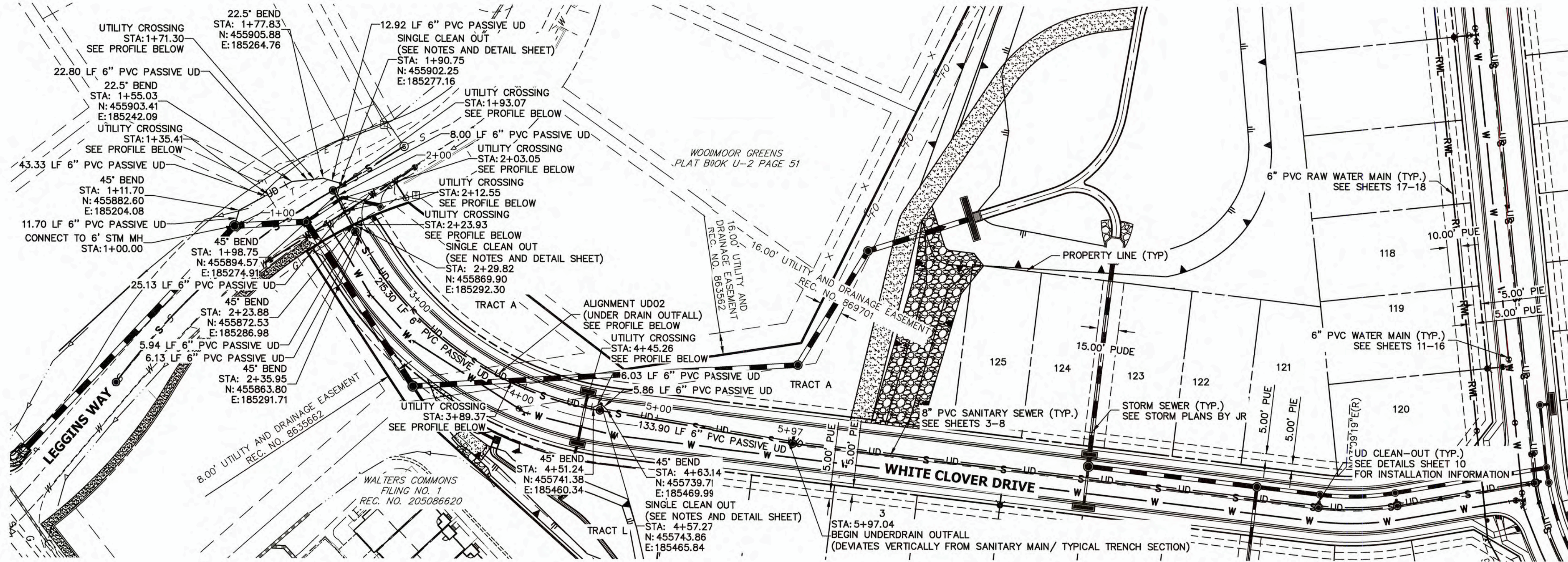
JR ENGINEERING
A Westian Company
Central 303-740-3888 • Colorado Springs 719-595-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 03/03/22
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

CLOVERLEAF FILING NO. 2
SANITARY SEWER PLAN AND PROFILE

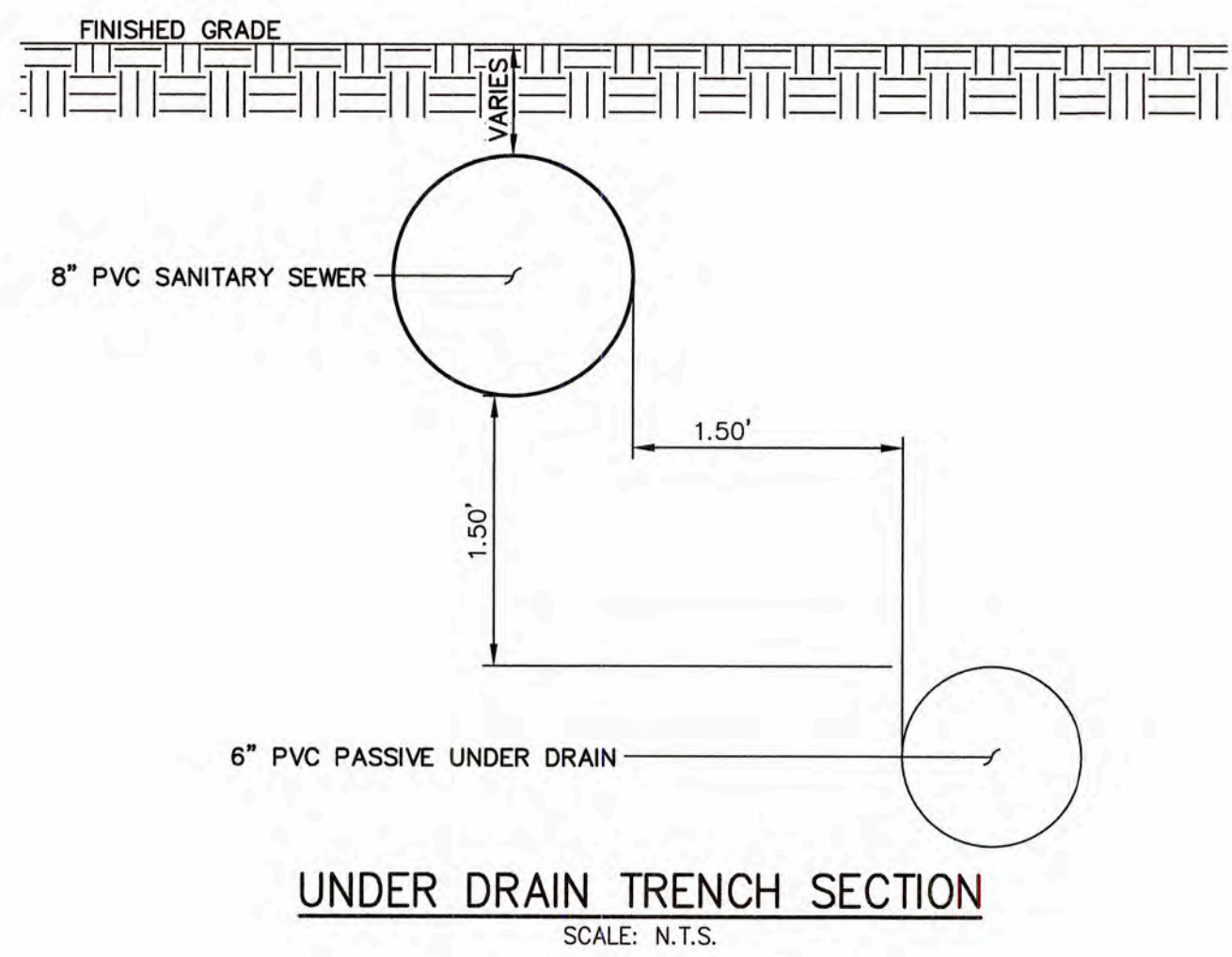
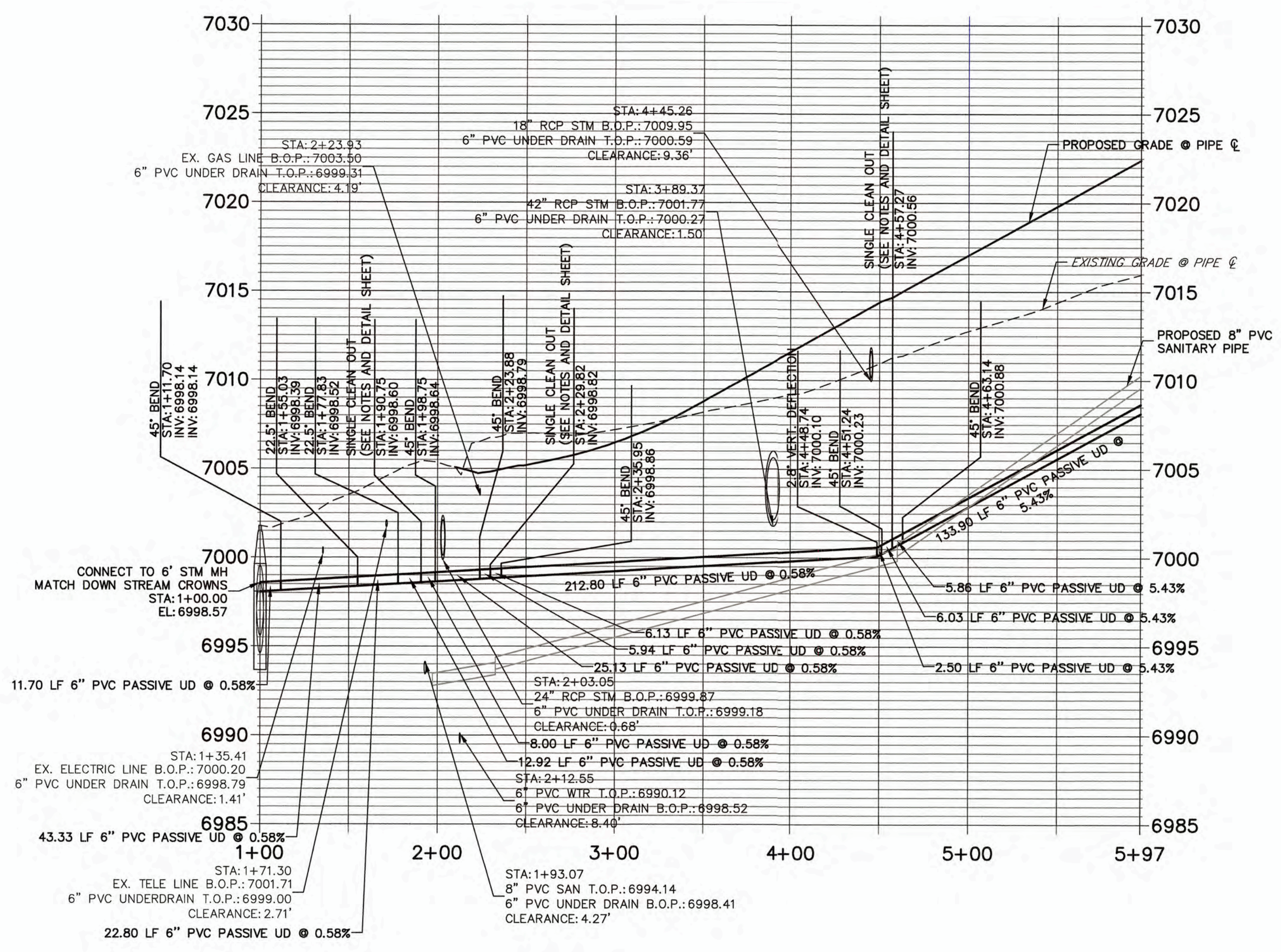
SHEET 8 OF 25
JOB NO. 25158.01



PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
 A TTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

J-R ENGINEERING
 A Westlan Company
 Central 303-740-3338 • Colorado Springs 719-595-2599
 Fort Collins 971-491-8888 • www.jrengineering.com

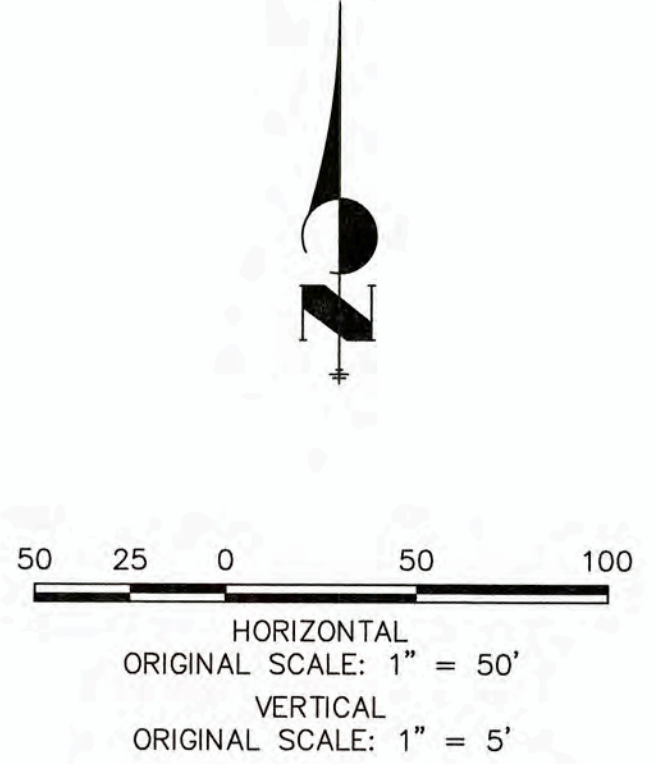
**UD02 PROFILE
 STA 1+00.00 TO 5+97.04**



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NOTES

- SEE DETAILS SHEET 10 FOR UNDER DRAIN INSTALLATION INFORMATION.
- UNDER DRAIN IS TO BE LOCATED 1.5' HORIZONTALLY FROM OUTSIDE OF SANITARY PIPE TO OUTSIDE OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
- UNDER DRAIN IS TO BE LOCATED 1.5' VERTICALLY FROM BOTTOM OF SANITARY PIPE TO TOP OF UNDER DRAIN UNTIL OUTFALL. SEE DETAIL THIS SHEET.
- FOR UNDER DRAIN SERVICE LOCATION SEE UTILITY SERVICE PLAN SHEETS 20 AND 21.
- A SINGLE 1-WAY UNDER DRAIN CLEAN-OUT SHALL BE PLACED ADJACENT TO EACH SANITARY SEWER MANHOLE. SEE DETAIL C6-1 FOR UNDER DRAIN DESIGN NEXT TO SANITARY SEWER MANHOLES WITH 2 TOTAL CONNECTIONS. SEE DETAIL TITLED "UNDER DRAIN - TEE DETAIL" FOR UNDER DRAIN DESIGN NEXT TO SANITARY SEWER MANHOLES WITH 3 TOTAL CONNECTIONS.



Know what's below.
 Call before you dig.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION
 DATE: 3/3/22 BY: [Signature]
 THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			

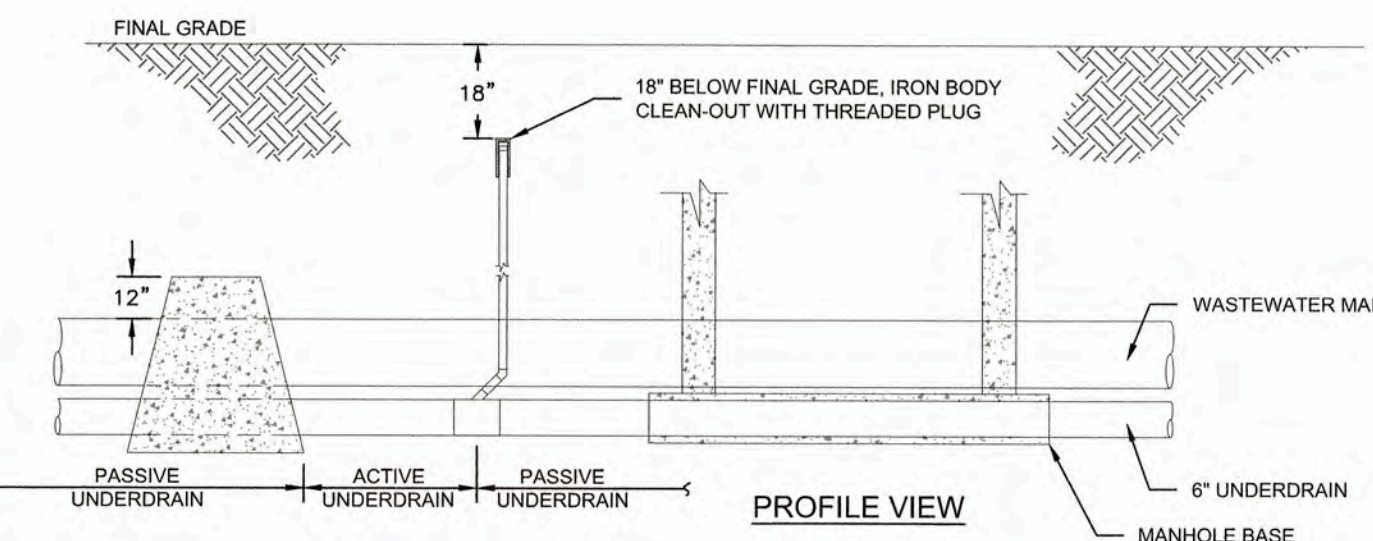
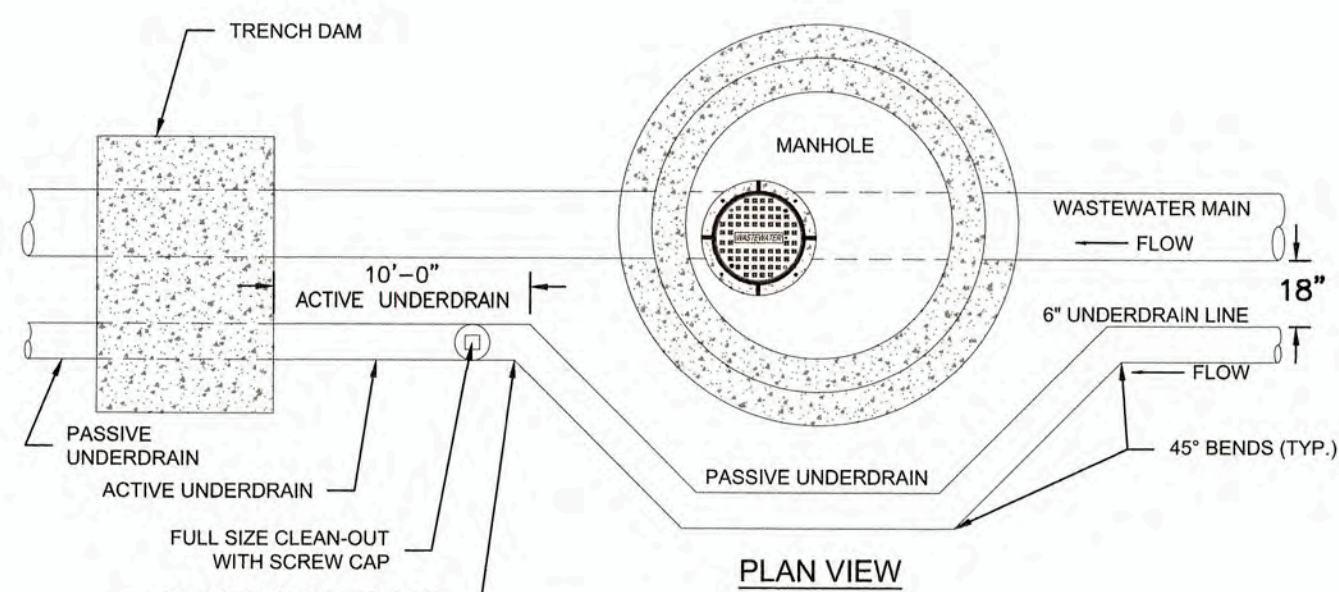
H-SCALE	1" = 50'
V-SCALE	1" = 5'
DATE	03/03/22
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

CLOVERLEAF FILING NO. 2

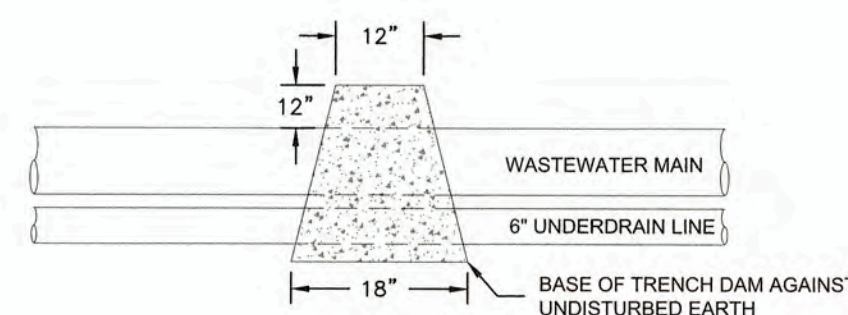
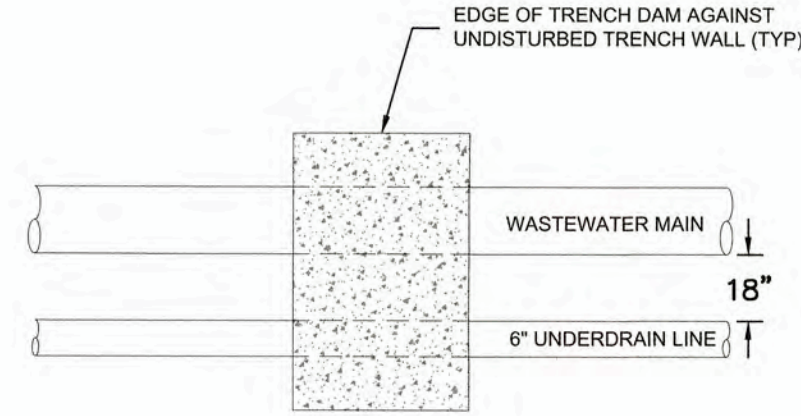
UNDER DRAIN

SHEET 9 OF 25

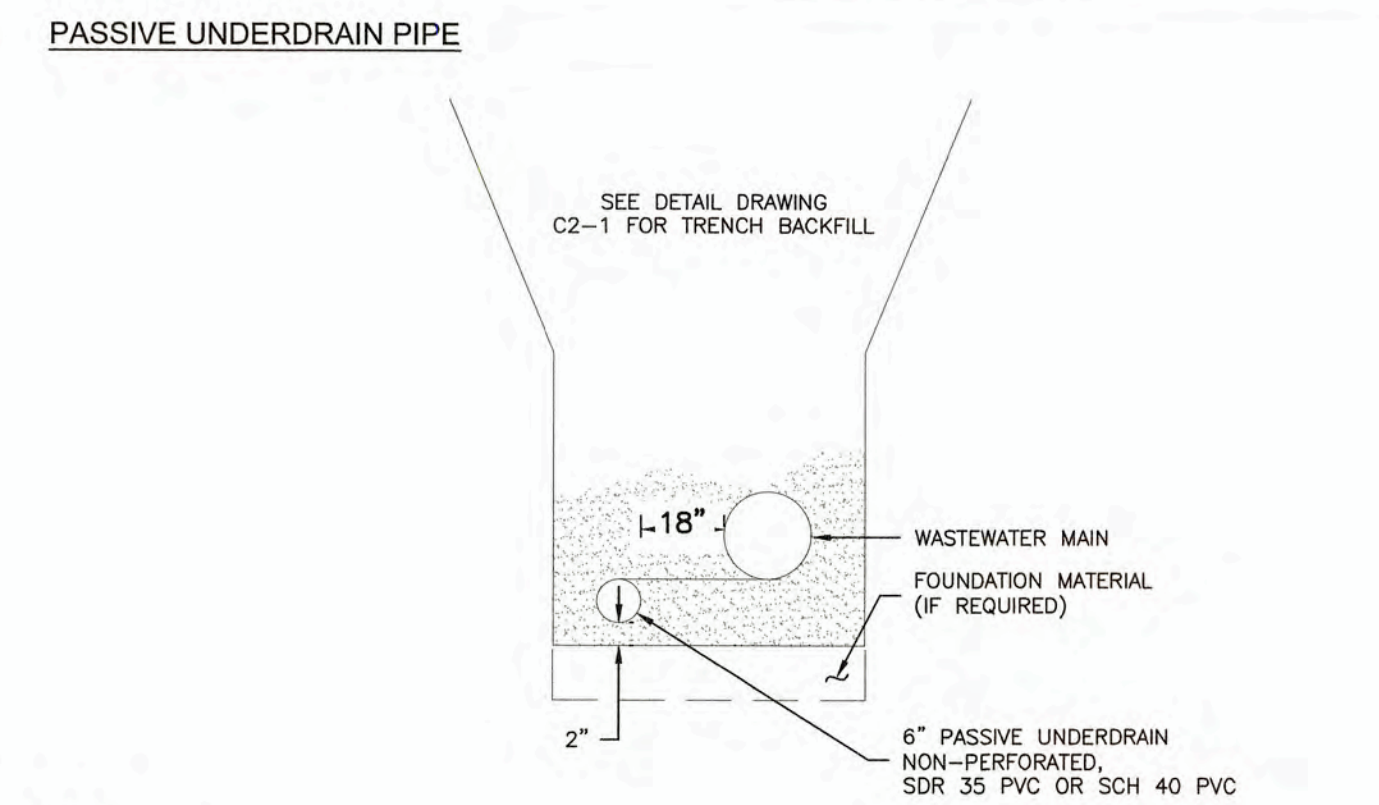
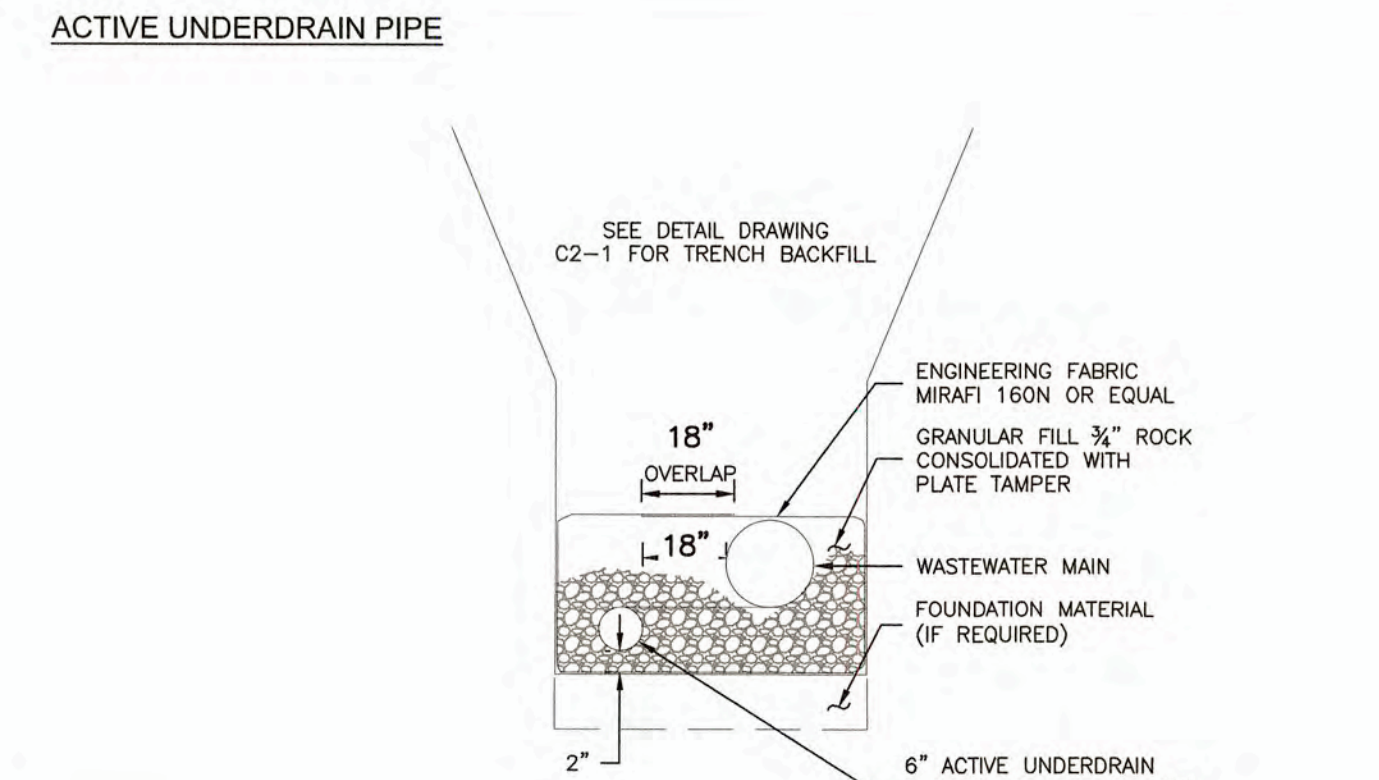
JOB NO. 25158.01



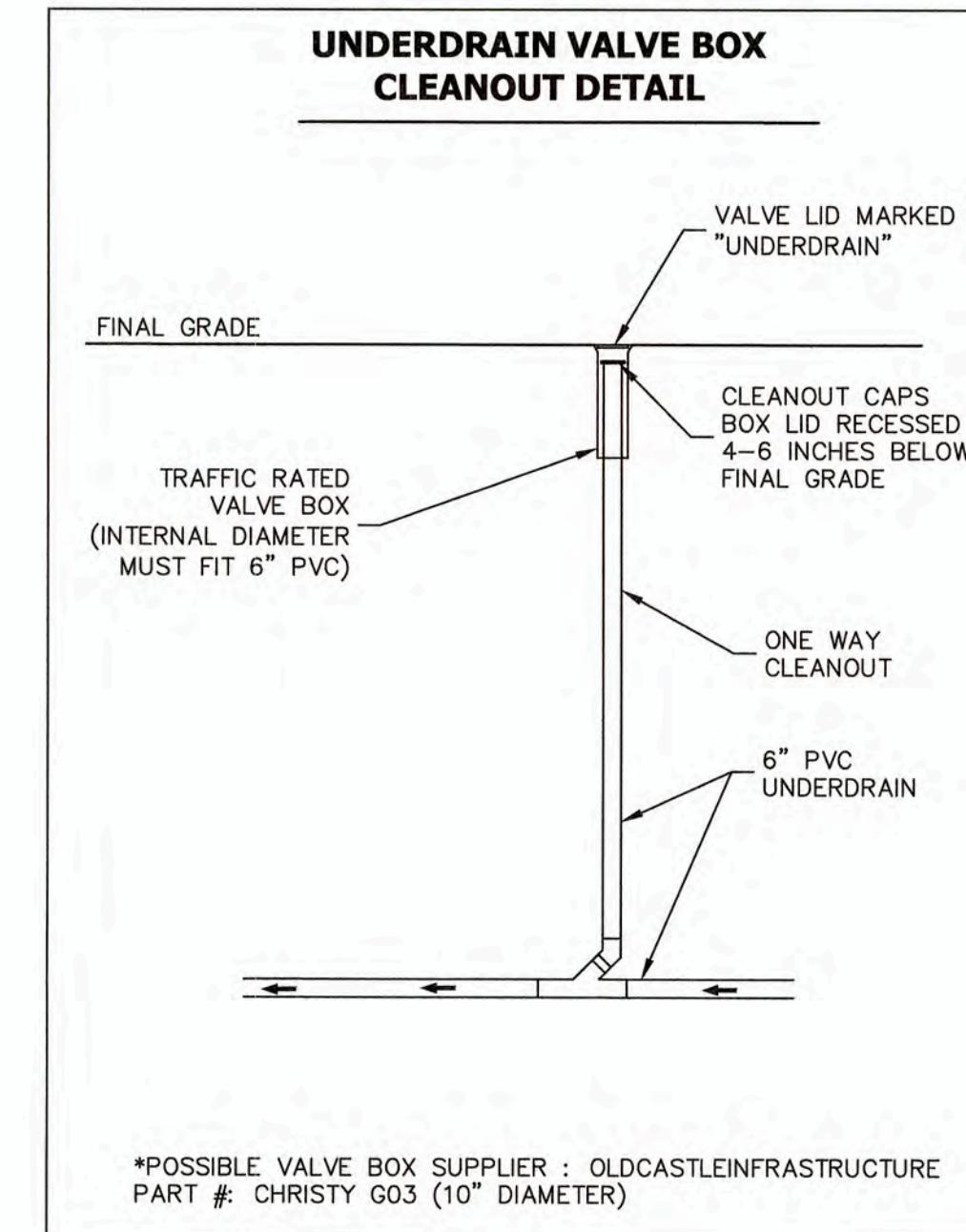
Colorado Springs Utilities
PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC
C6-1
DATED 5/2015



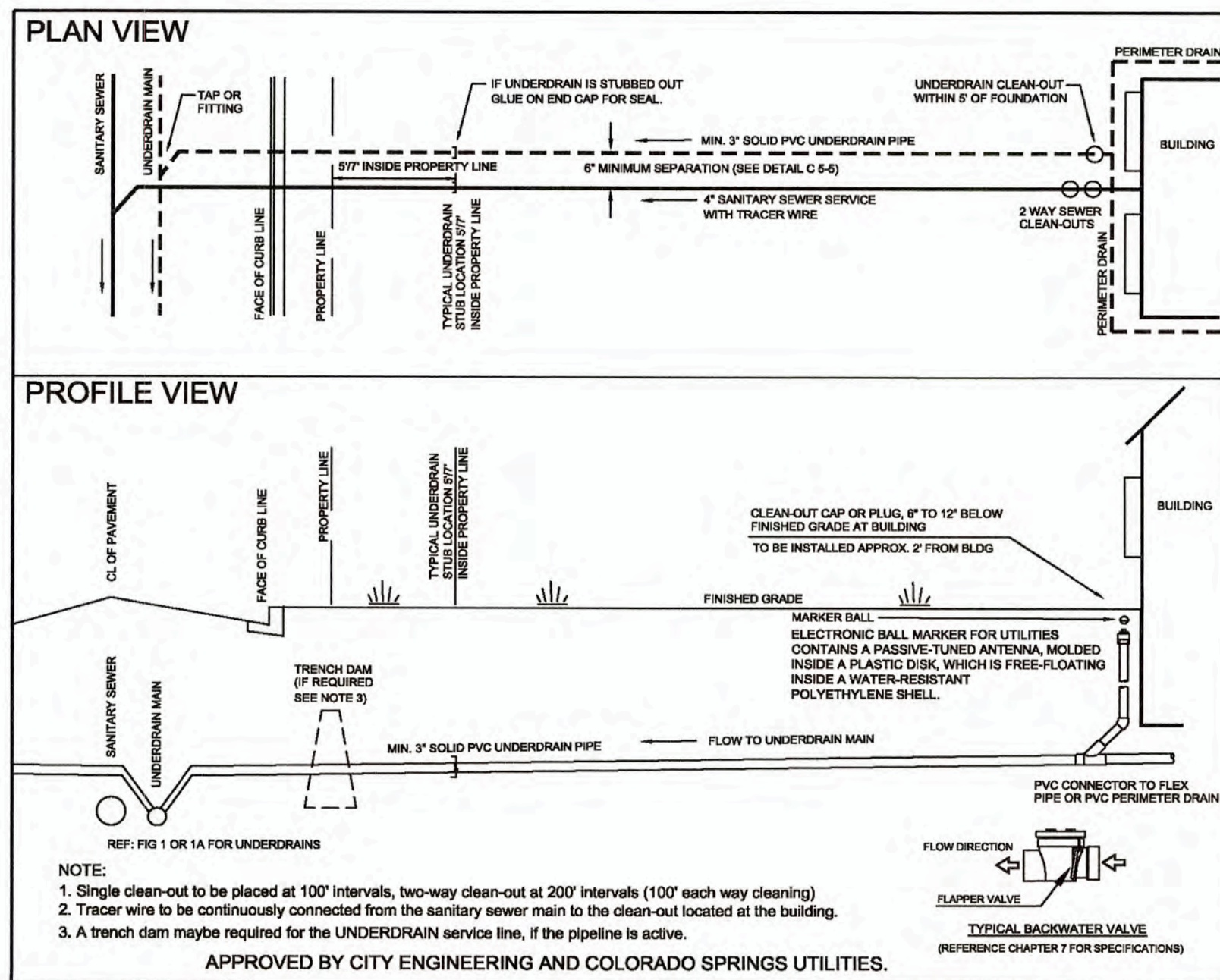
Colorado Springs Utilities
NOTES:
1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.
UNDERDRAIN TRENCH DAM
C6-2
DATED 5/2015



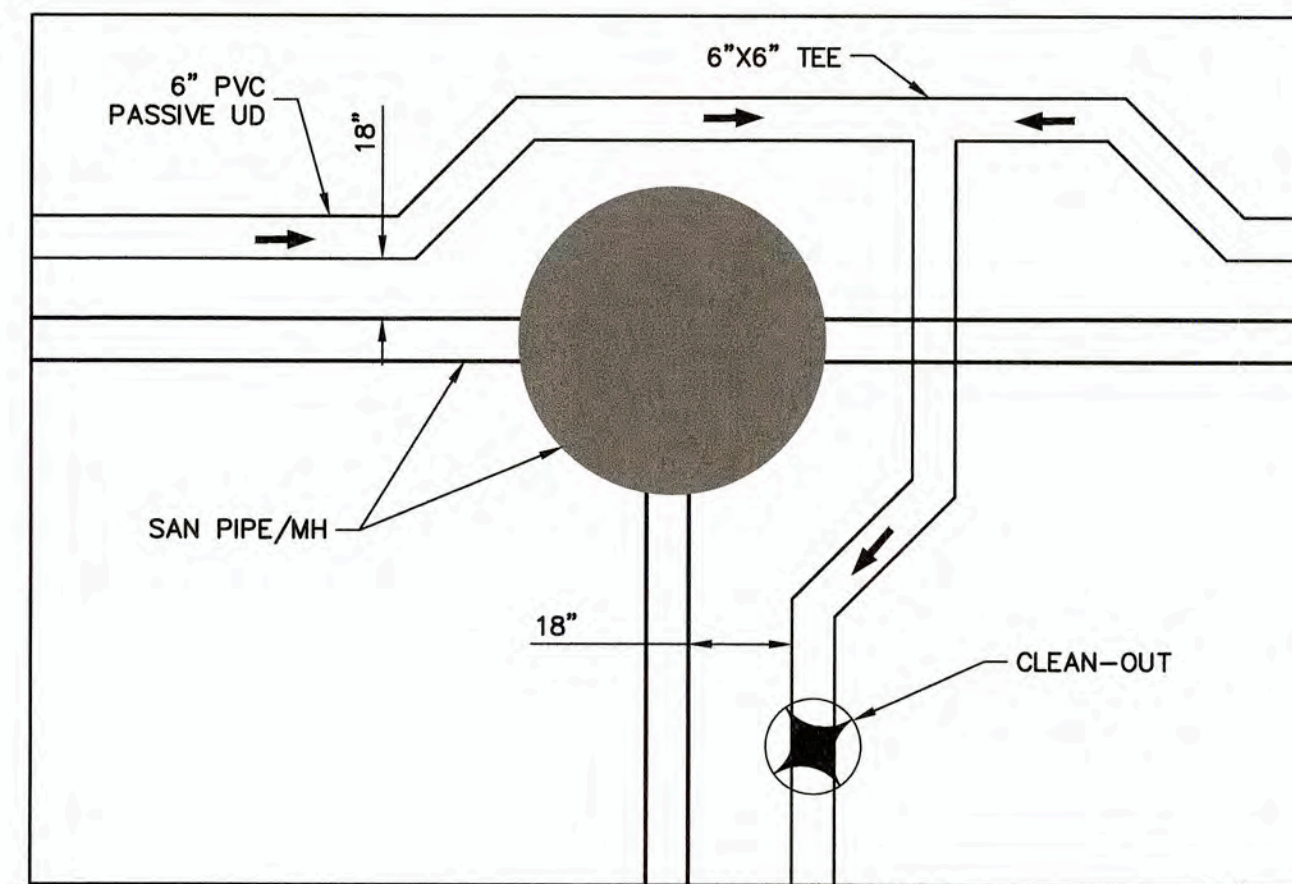
Colorado Springs Utilities
NOTES:
1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.
PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN
C6-3
DATED 5/2015



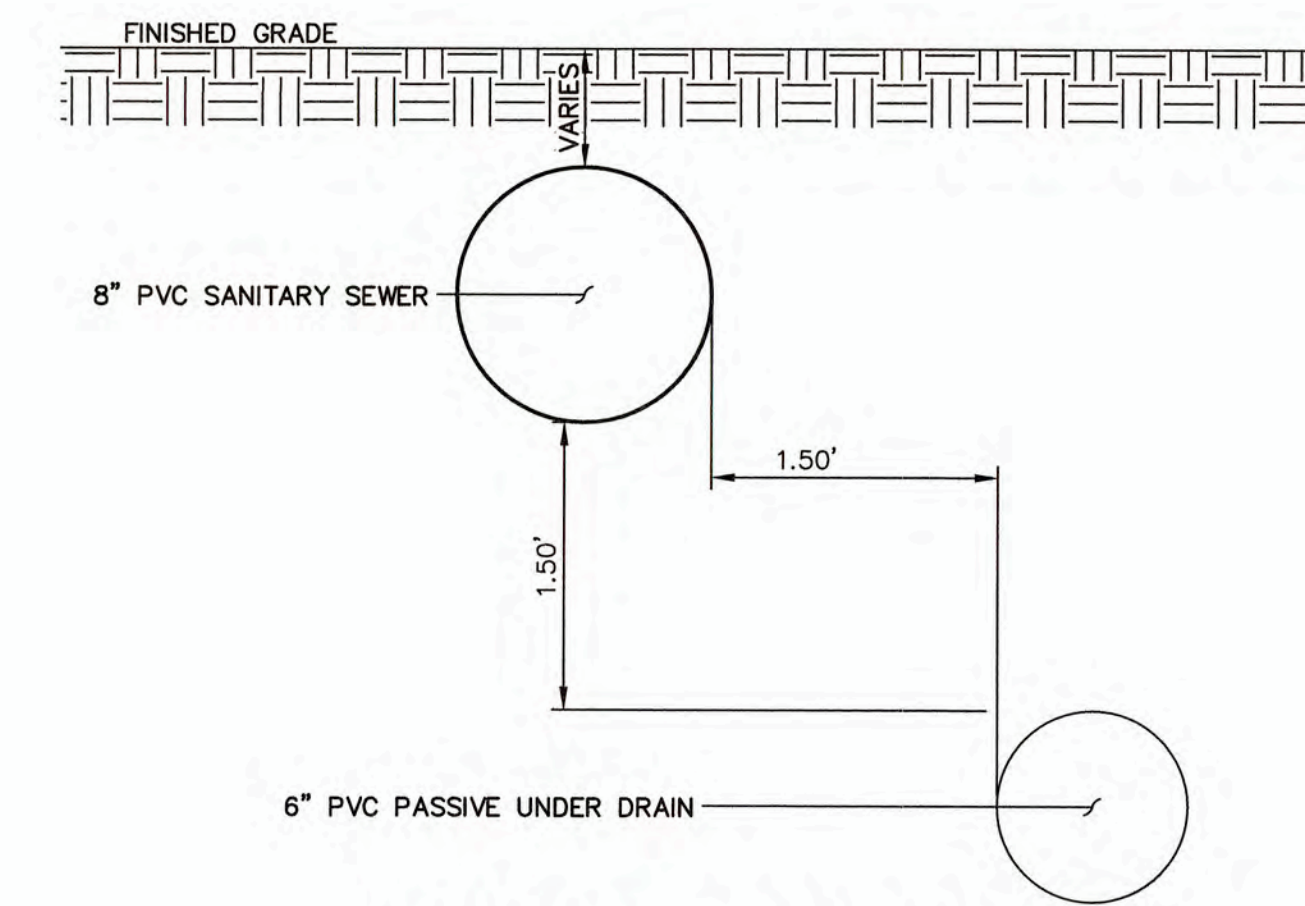
*POSSIBLE VALVE BOX SUPPLIER : OLDCASTLEINFRASTRUCTURE
PART #: CHRISTY G03 (10" DIAMETER)



NOTE:
1. Single clean-out to be placed at 100' intervals, two-way clean-out at 200' intervals (100' each way cleaning)
2. Tracer wire to be continuously connected from the sanitary sewer main to the clean-out located at the building.
3. A trench dam may be required for the UNDERDRAIN service line, if the pipeline is active.
APPROVED BY CITY ENGINEERING AND COLORADO SPRINGS UTILITIES.



SCALE: N.T.S.



SCALE: N.T.S.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J-R ENGINEERING
A Westman Company
Central 303-740-3838 • Colorado Springs 719-555-2593
Fort Collins 970-491-8688 • www.jrengrng.com

NO.	REVISION	BY	DATE

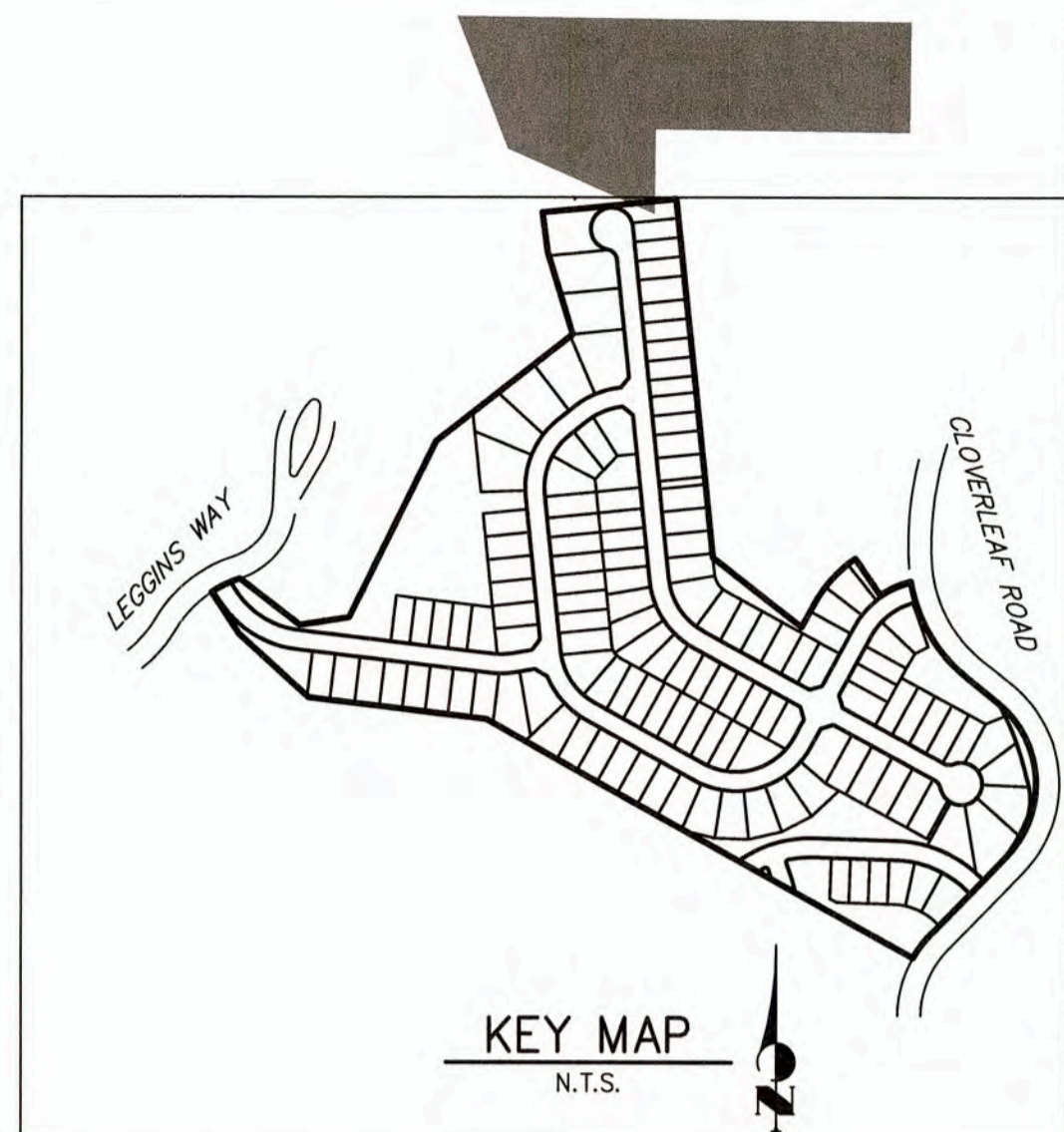
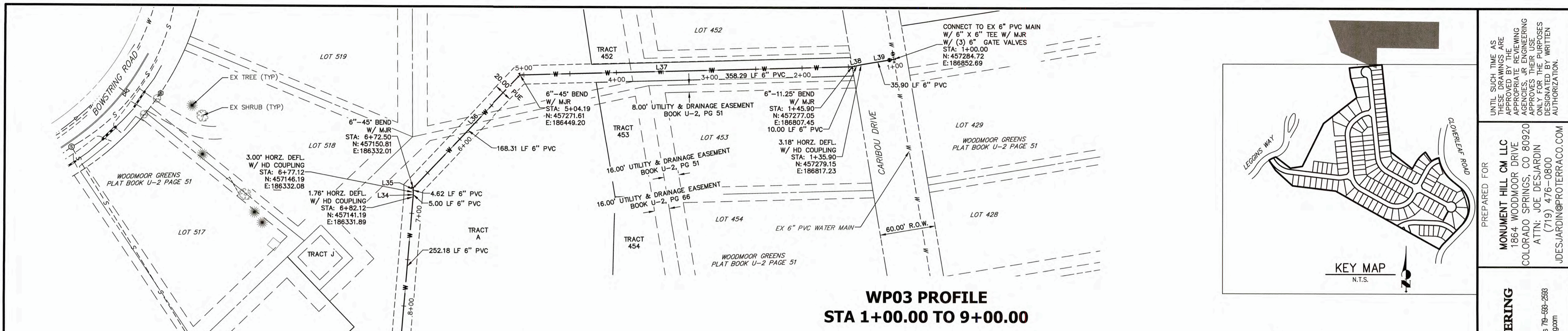
H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				03/03/22	APL	APL	

CLOVERLEAF FILING NO. 2
UNDER DRAIN
SHEET 10 OF 25
JOB NO. 25158.01

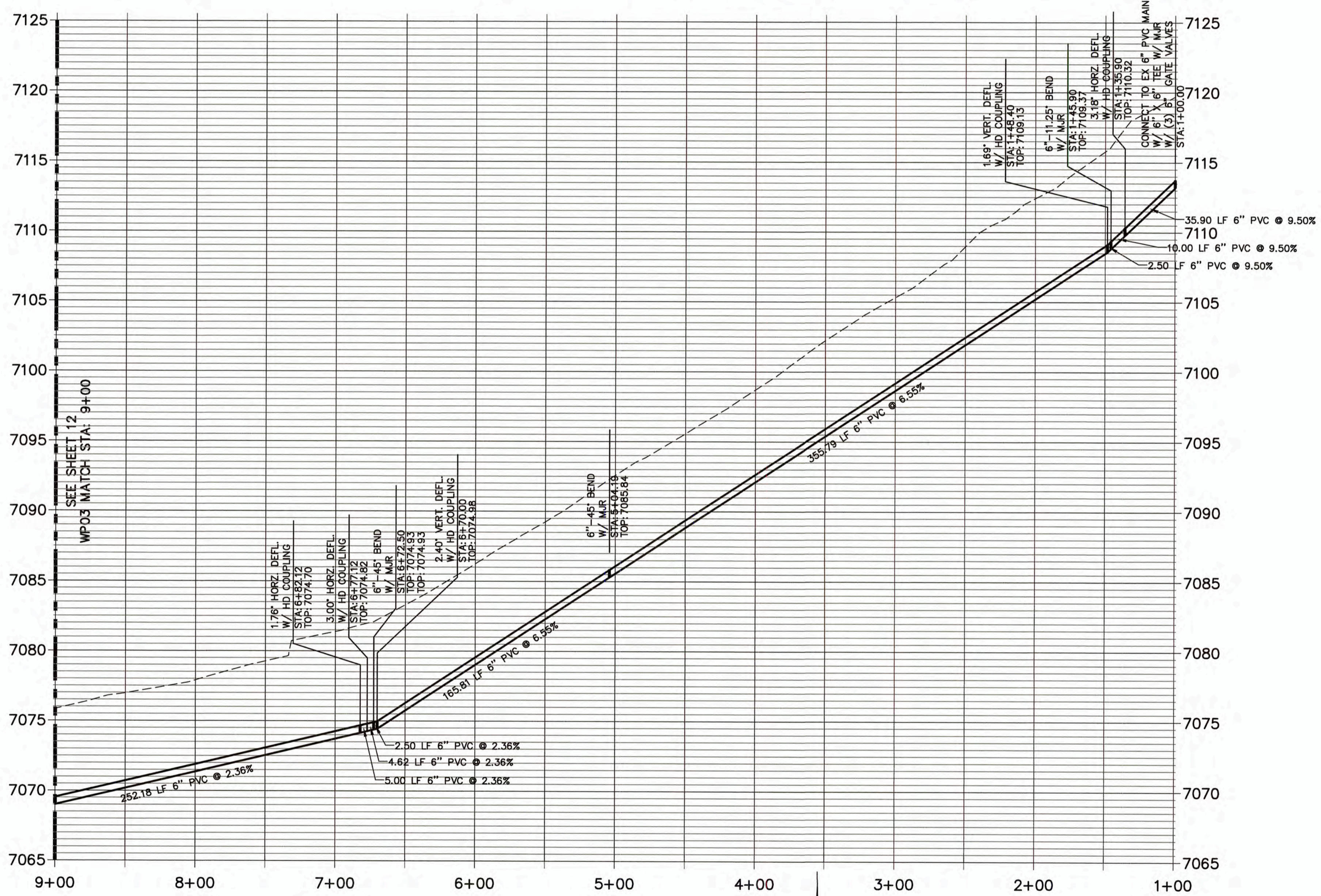
811
Know what's below.
Call before you dig.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION
DATE: 3/3/22 BY: JED

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.



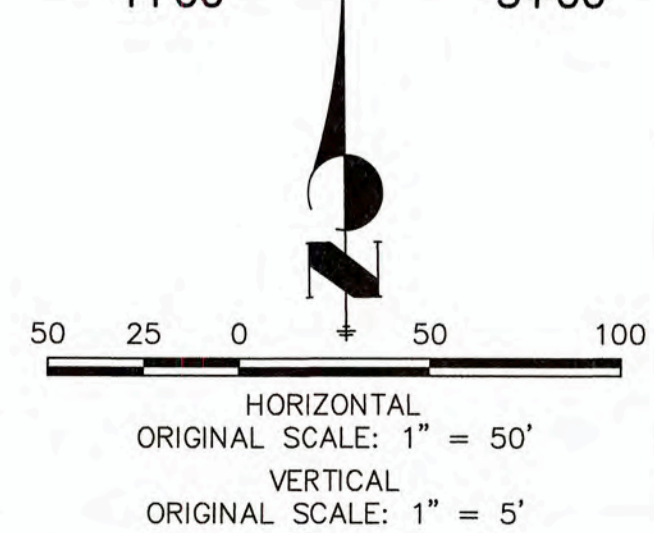
**WP03 PROFILE
STA 1+00.00 TO 9+00.00**



LINE TABLE		
LINE	BEARING	DISTANCE
L33	N05°22'17"E	252.18'
L34	N02°07'51"E	5.00'
L35	N00°52'09"W	4.62'
L36	N44°07'51"E	168.31'
L37	N89°07'51"E	358.29'
L38	N77°52'51"E	10.00'
L39	N81°03'54"E	35.90'

NOTES

- DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLING).
- CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
- ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: JRH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, J.R. ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY IMPROVEMENTS OR CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.

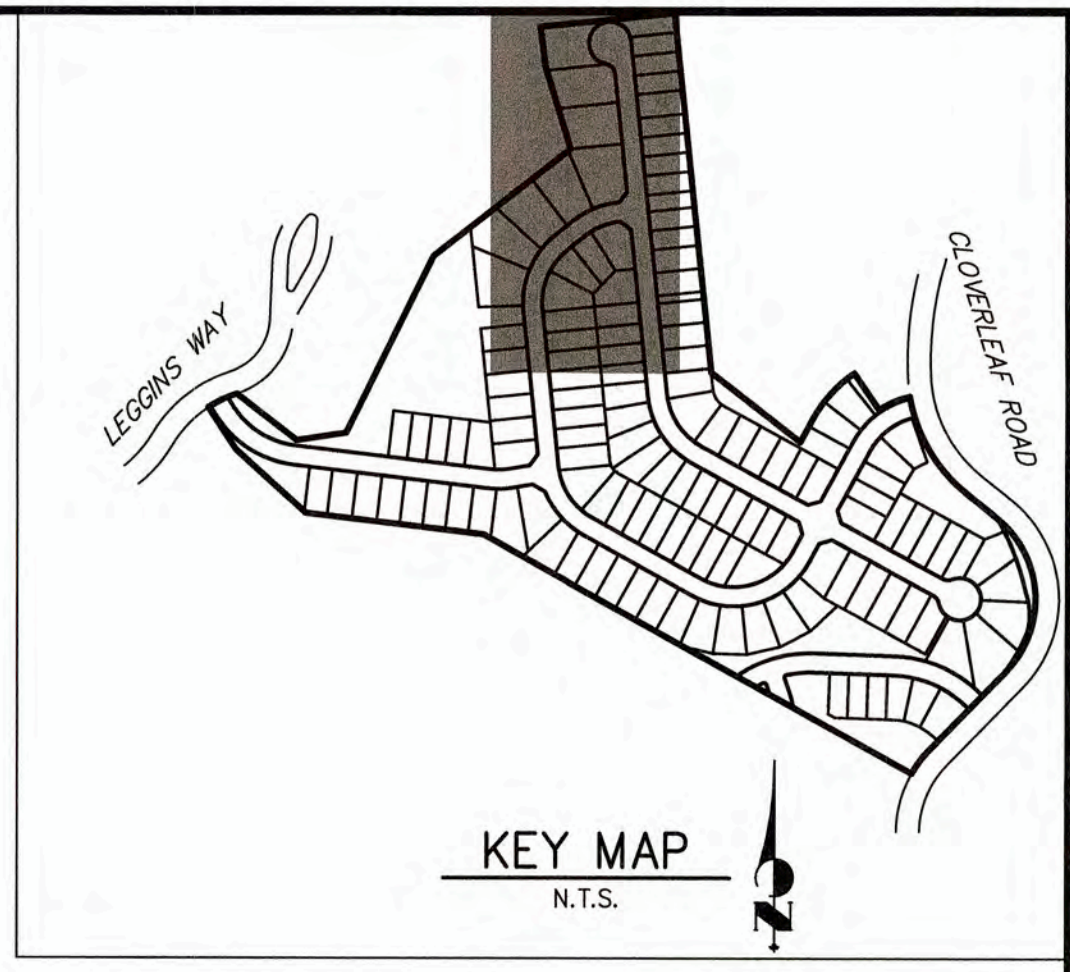
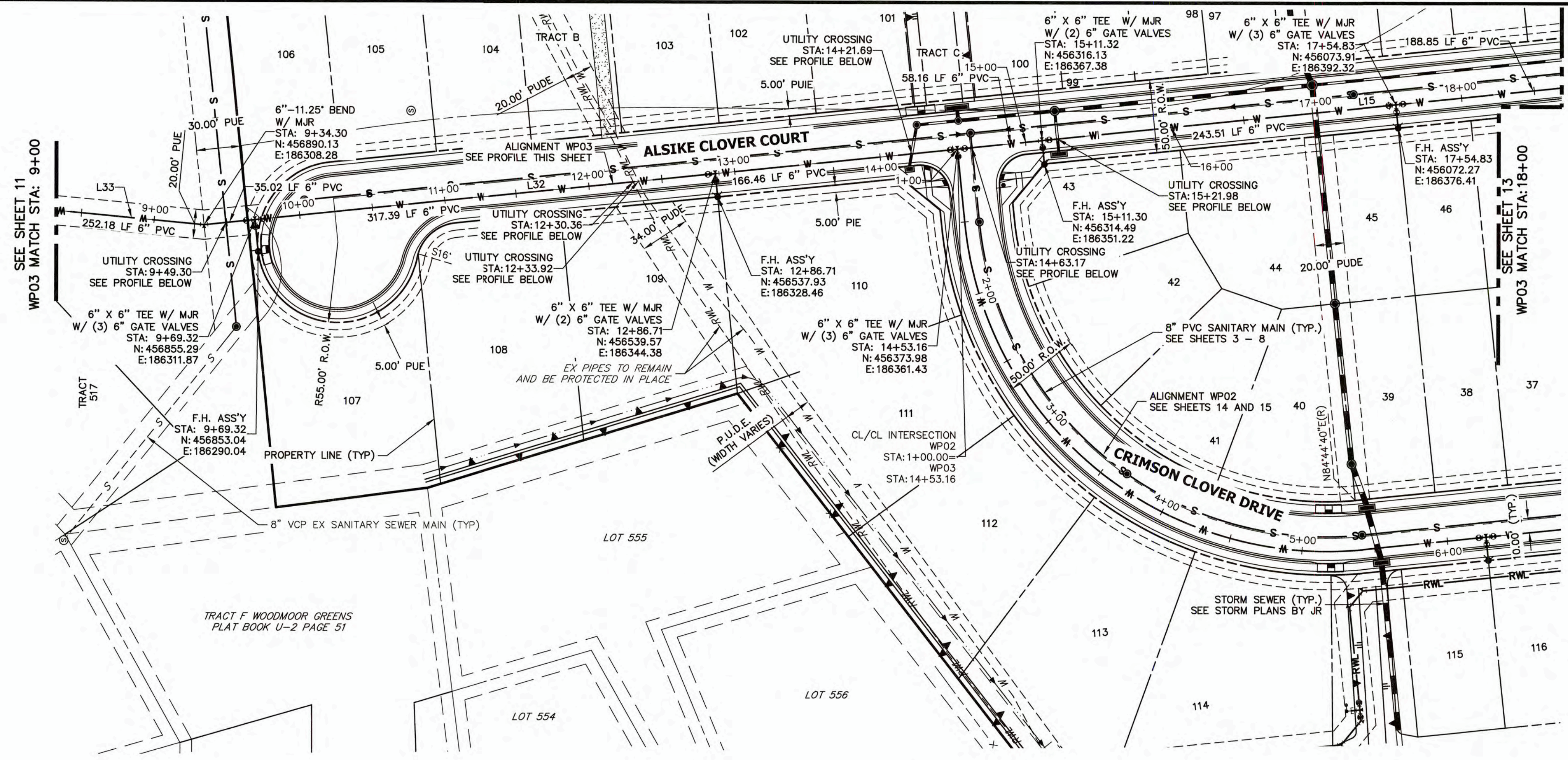
J.R. ENGINEERING
A Westman Company
Central 303-740-3888 • Colorado Springs 719-593-2888
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2
WATER DISTRIBUTION PLAN
SHEET 11 OF 25
JOB NO. 25158.01

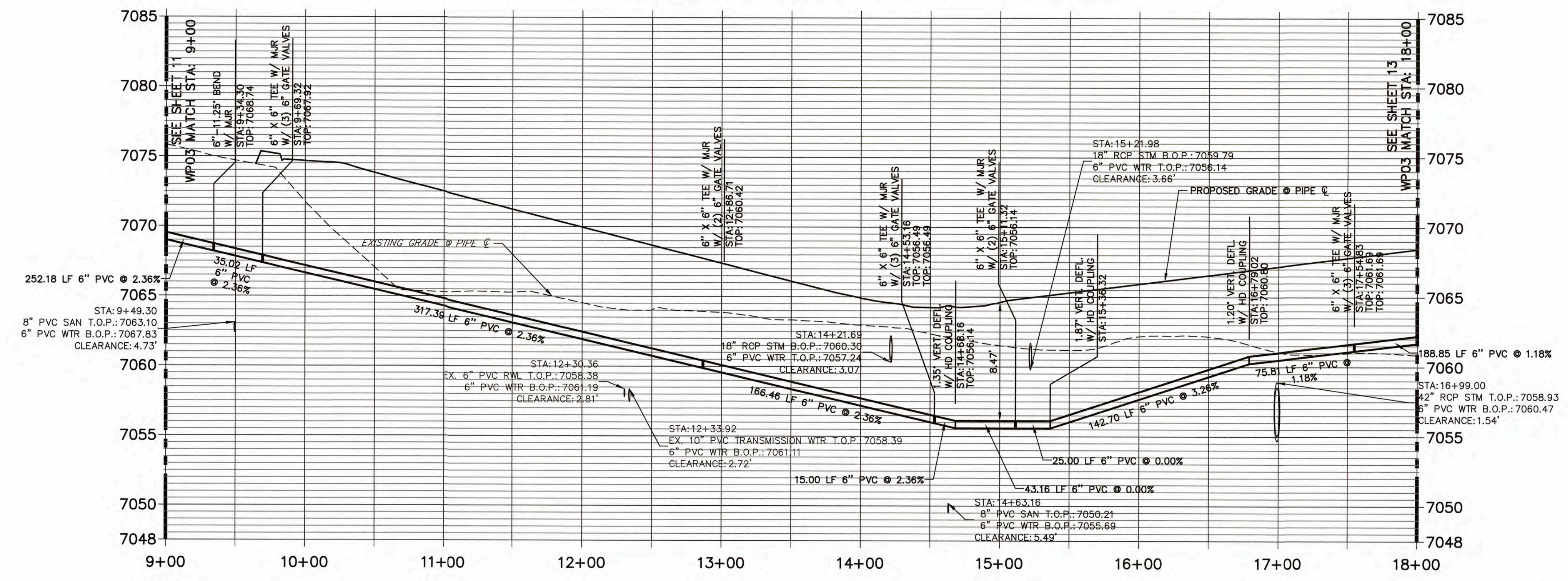


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



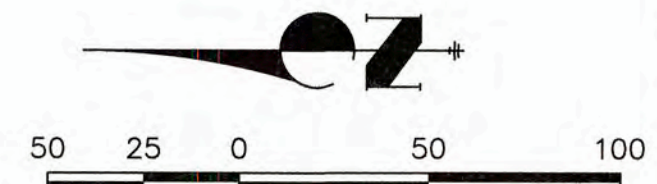
LINE TABLE		
LINE	BEARING	DISTANCE
L15	S05°52'43"E	490.51'
L32	S05°52'43"E	430.87'

**WP03 PROFILE (1)
STA 9+00.00 TO 18+00.00**



NOTES

- DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS (HD COUPLING).
- CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
- ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11, SEE SHEET 24.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.



HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: ARH

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PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

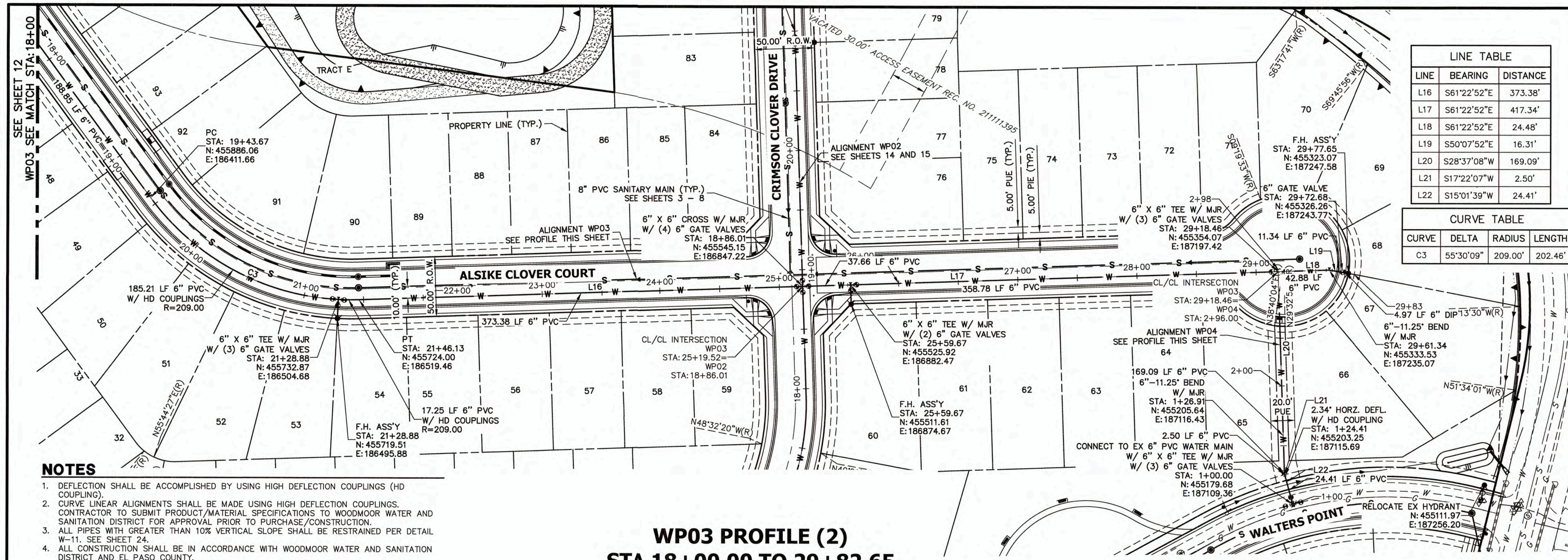
JR ENGINEERING
A Westman Company
Central 303-740-3333 • Colorado Springs 719-550-2533
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2
WATER DISTRIBUTION PLAN

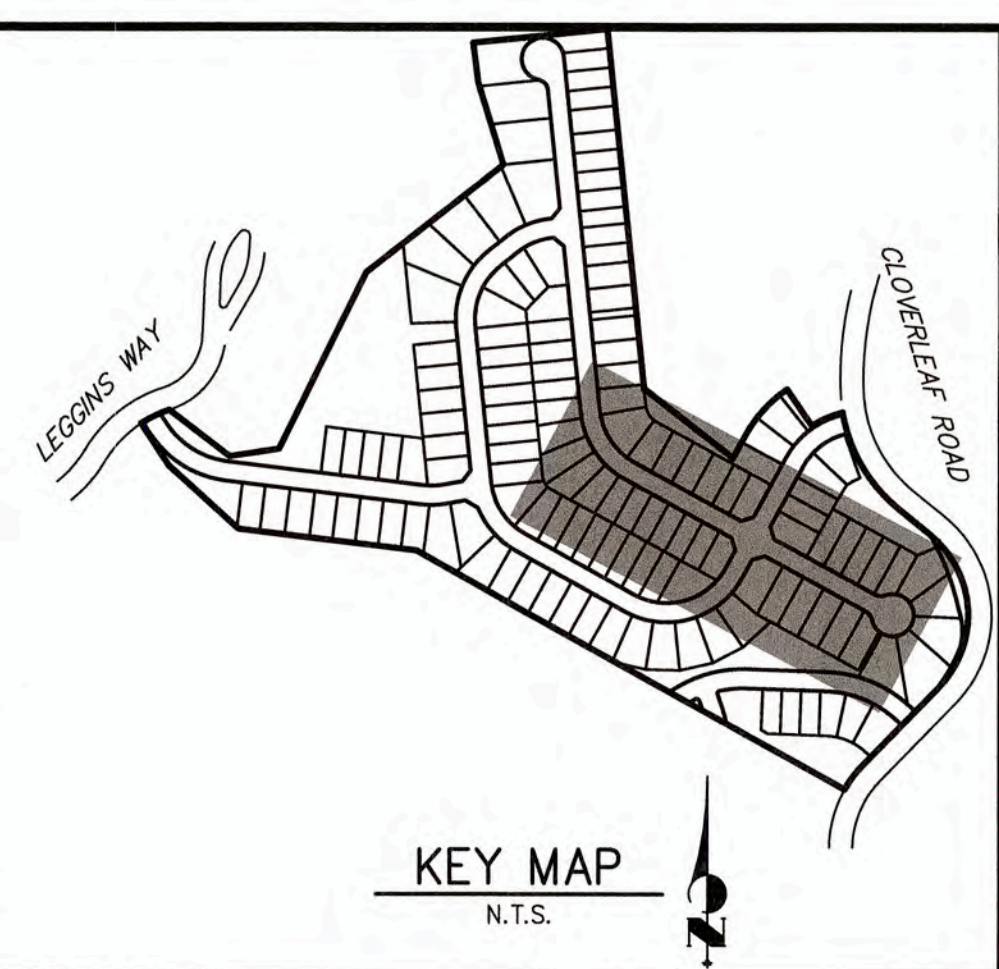


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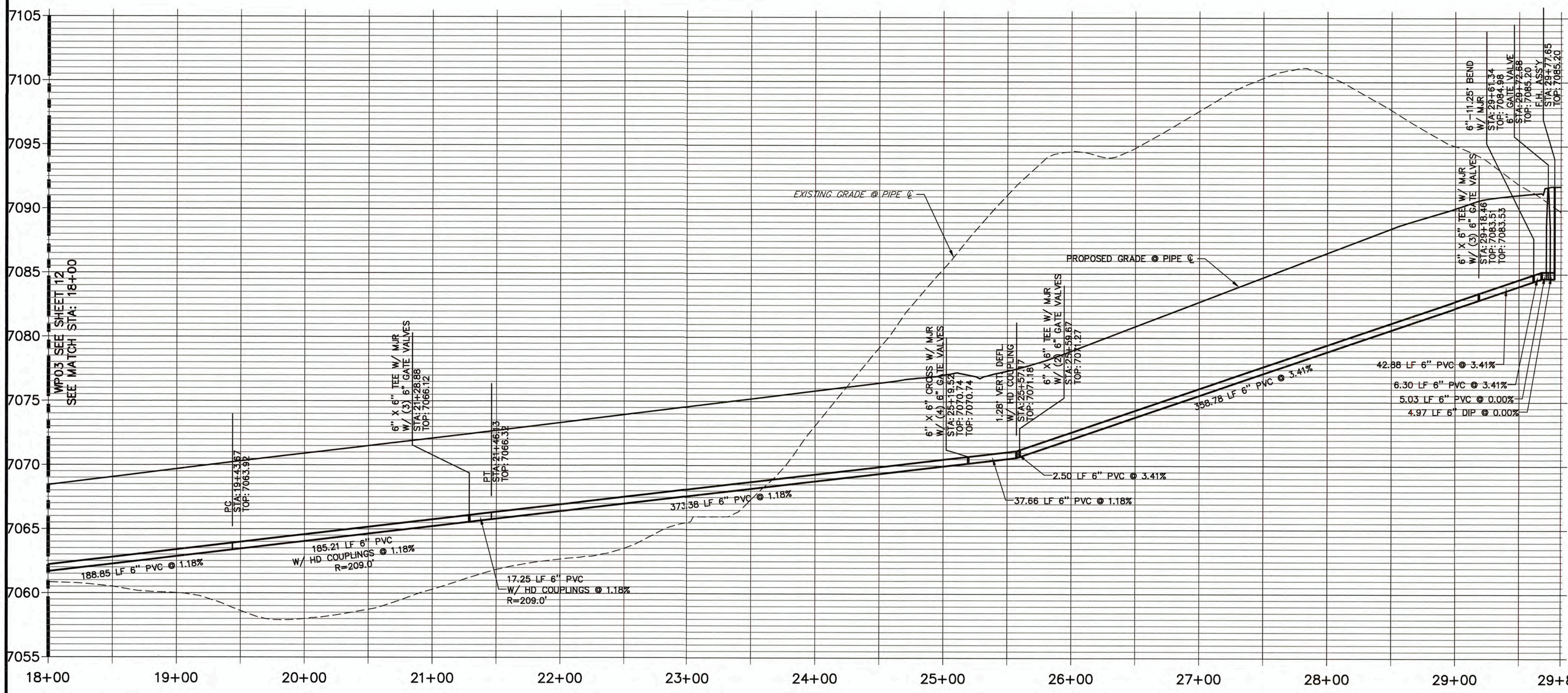
LINE TABLE		
LINE	BEARING	DISTANCE
L16	S61°22'52"E	373.38'
L17	S61°22'52"E	417.34'
L18	S61°22'52"E	24.48'
L19	S50°07'52"E	16.31'
L20	S28°37'08"W	169.09'
L21	S17°22'07"W	2.50'
L22	S15°01'39"W	24.41'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	55°30'09"	209.00'	202.46'

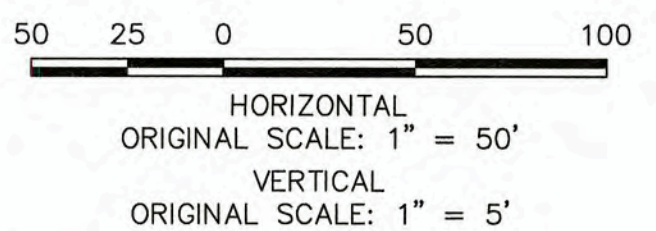
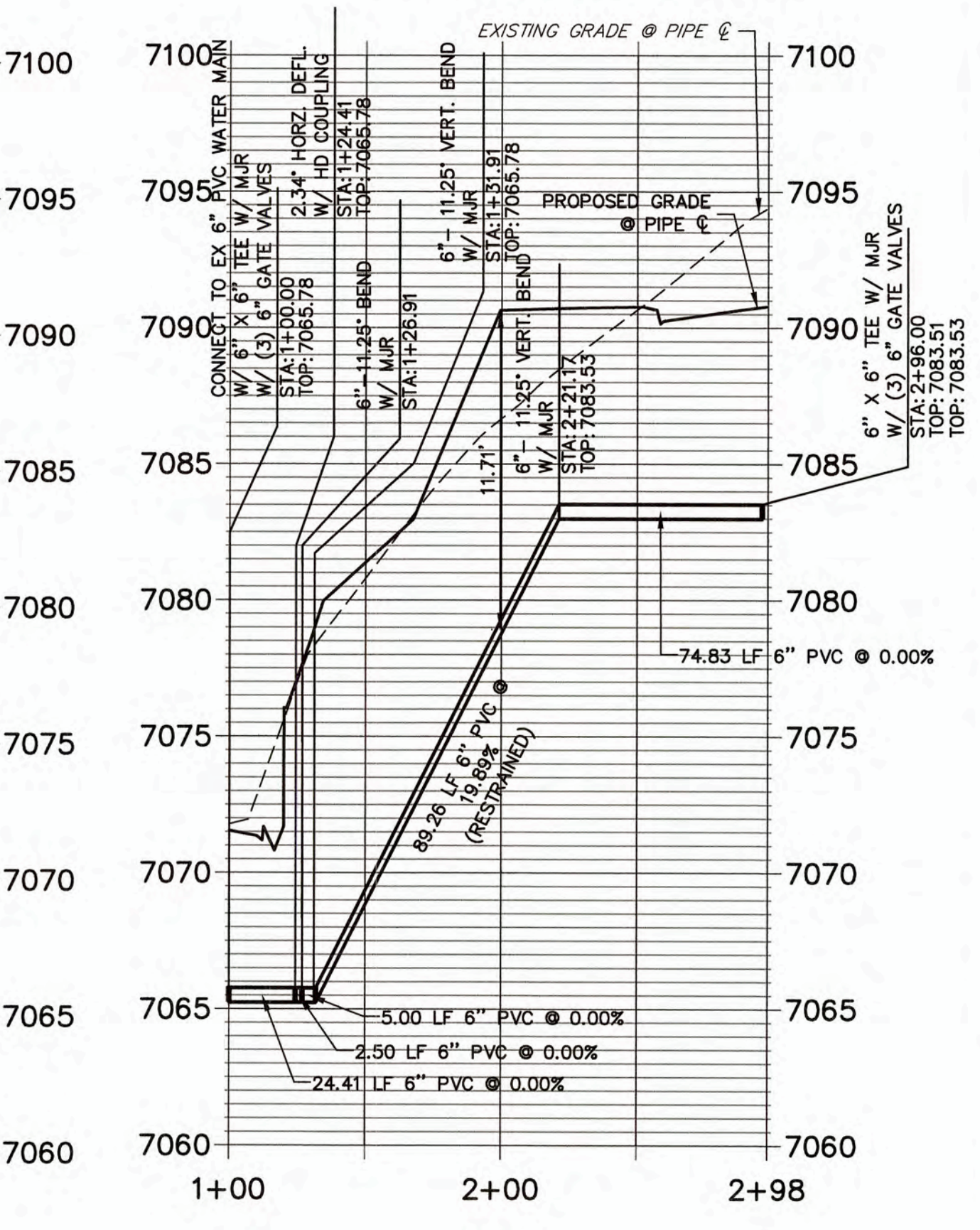


- NOTES**
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**WP03 PROFILE (2)
STA 18+00.00 TO 29+82.65**



**WP04 PROFILE
STA 1+00.00 TO 2+98.16**



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: ARH

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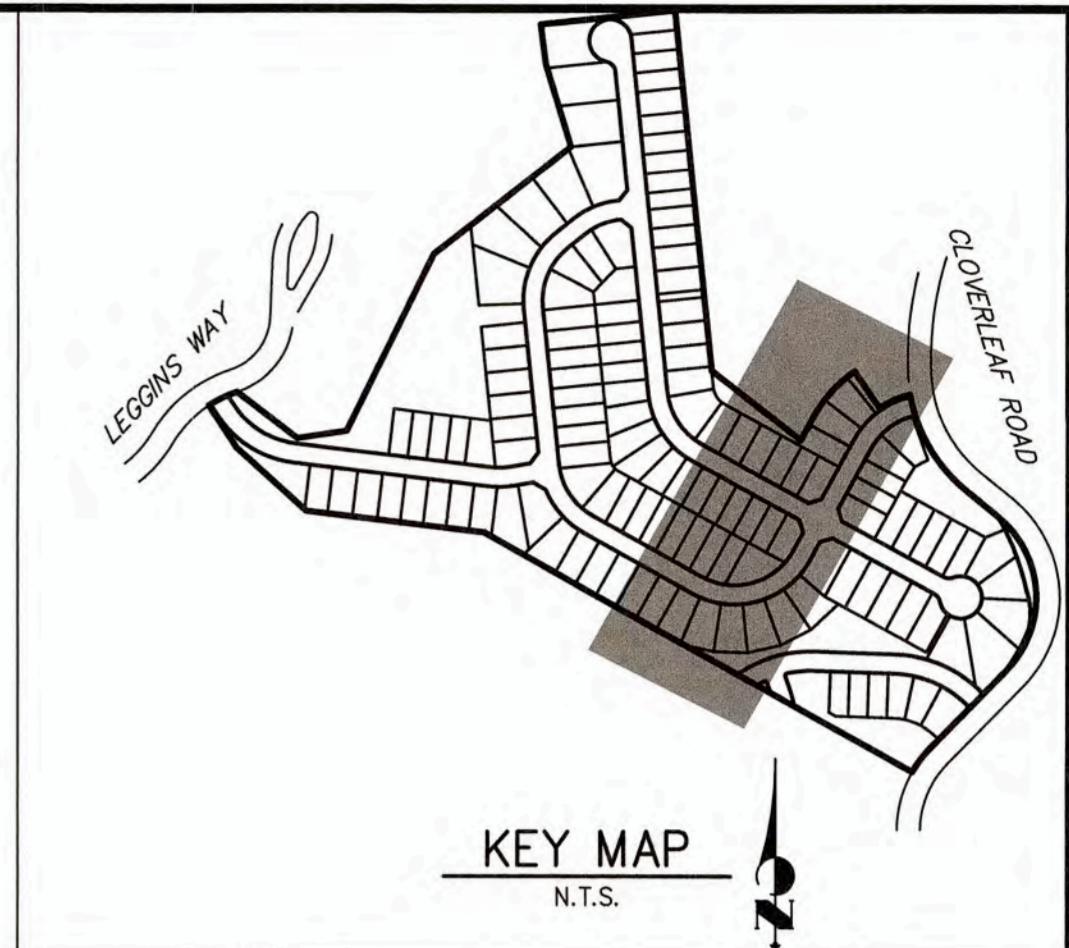
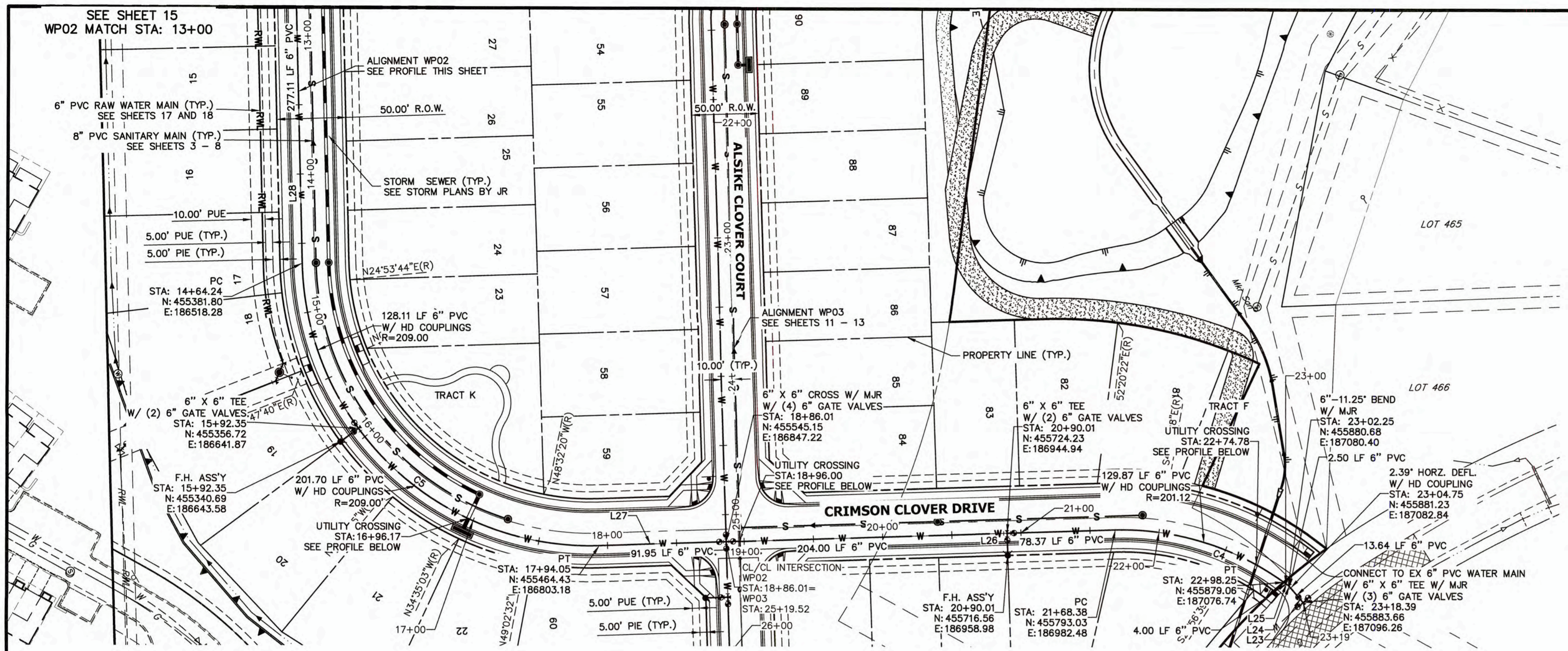
UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES: J-R ENGINEERING ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J-R ENGINEERING
A Western Company
Central 303-740-8888 • Colorado Springs 719-595-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

CLOVERLEAF FILING NO. 2
WATER DISTRIBUTION PLAN
SHEET 13 OF 25
JOB NO. 25158.01



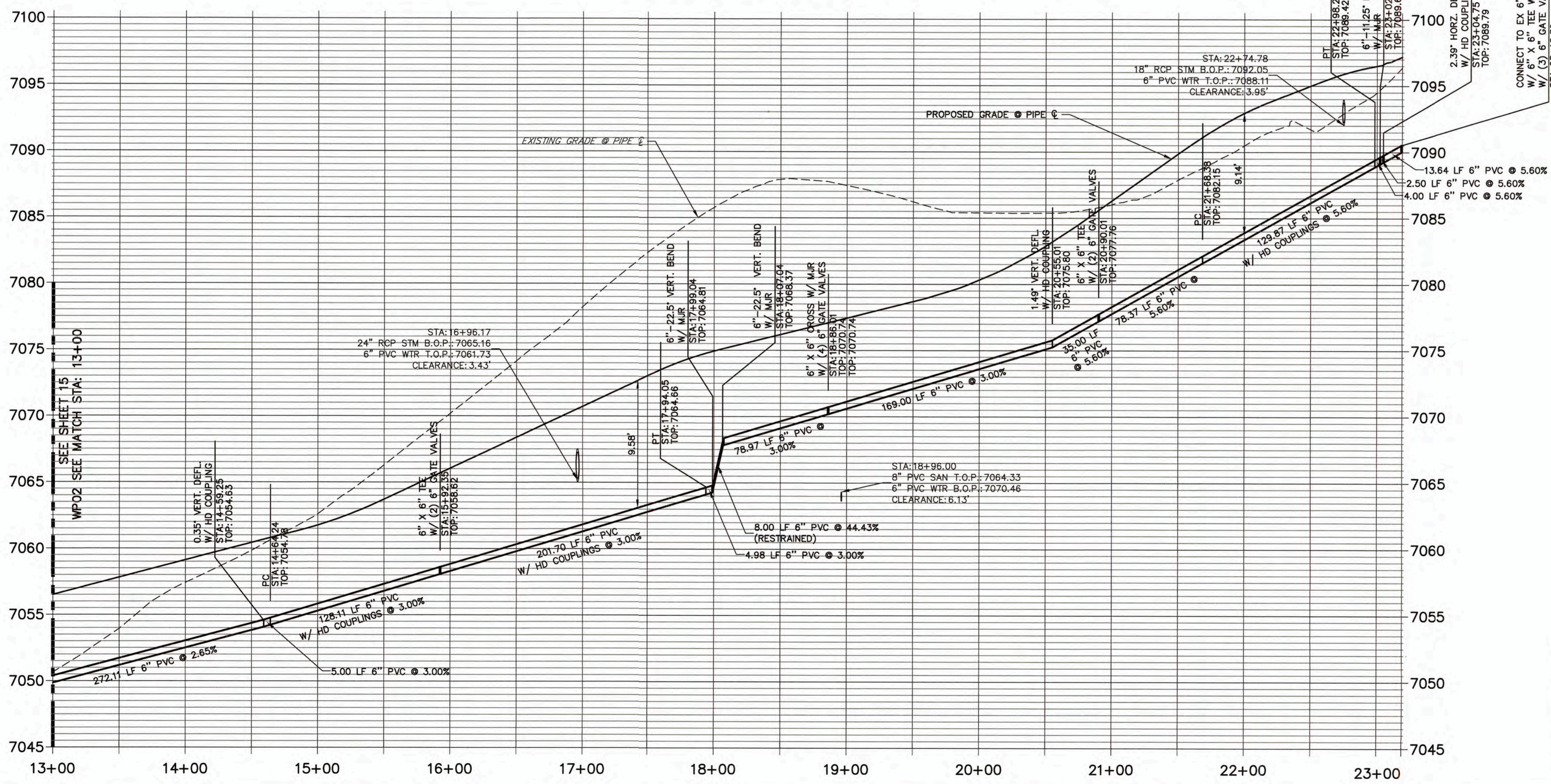
UNLESS OTHERWISE NOTED, THESE DRAWINGS ARE APPROVED BY THE DISTRICT ENGINEER. THE DISTRICT ENGINEER'S APPROVAL IS FOR THE PURPOSES OF DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

NOTES

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**WP02 PROFILE (2)
 STA 13+00.00 TO 23+19.00**



LINE TABLE

LINE	BEARING	DISTANCE
L23	S79°44'54"W	13.64'
L24	S77°21'42"W	2.50'
L25	S66°06'42"W	4.00'
L26	S28°37'08"W	282.37'
L27	S28°37'08"W	91.95'
L28	N60°57'58"W	323.29'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C4	36°59'51"	201.12'	129.87'
C5	90°24'53"	209.00'	329.81'

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WOODMOOR WATER AND SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION

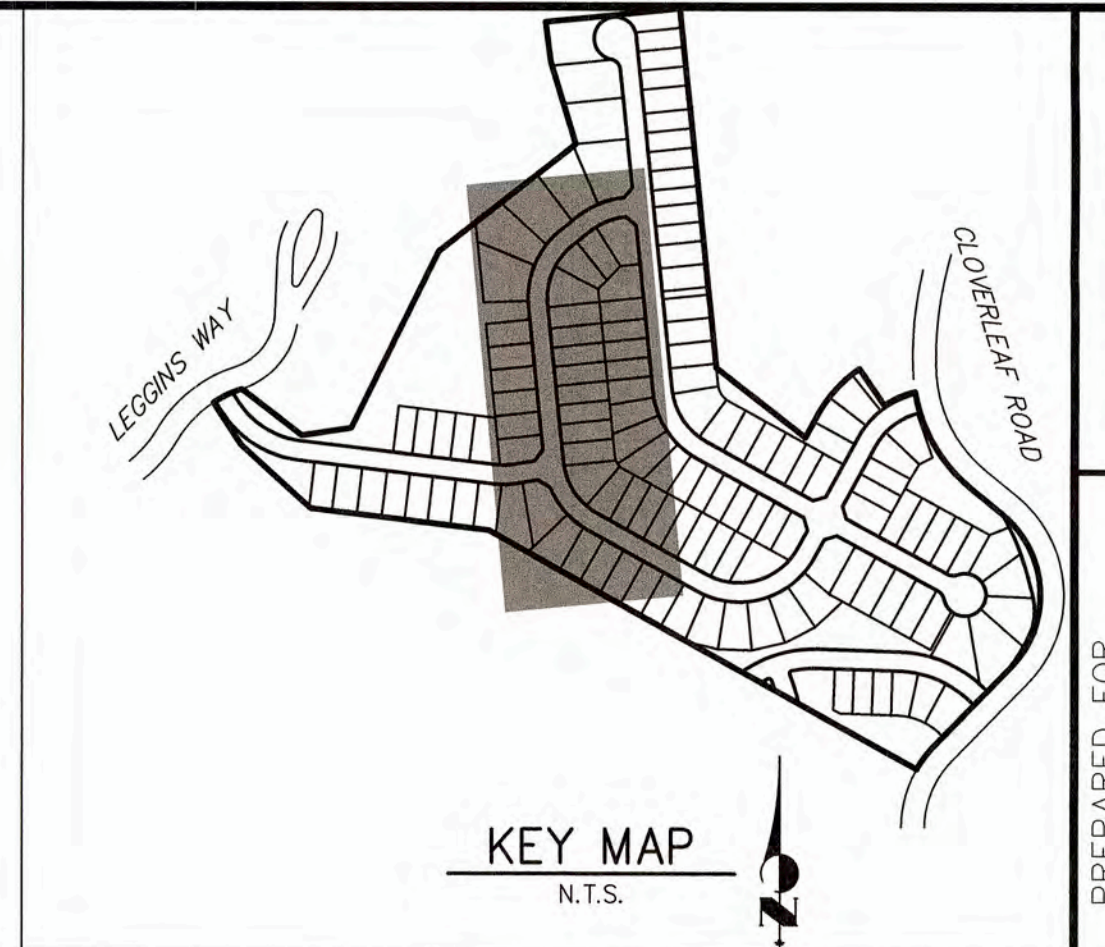
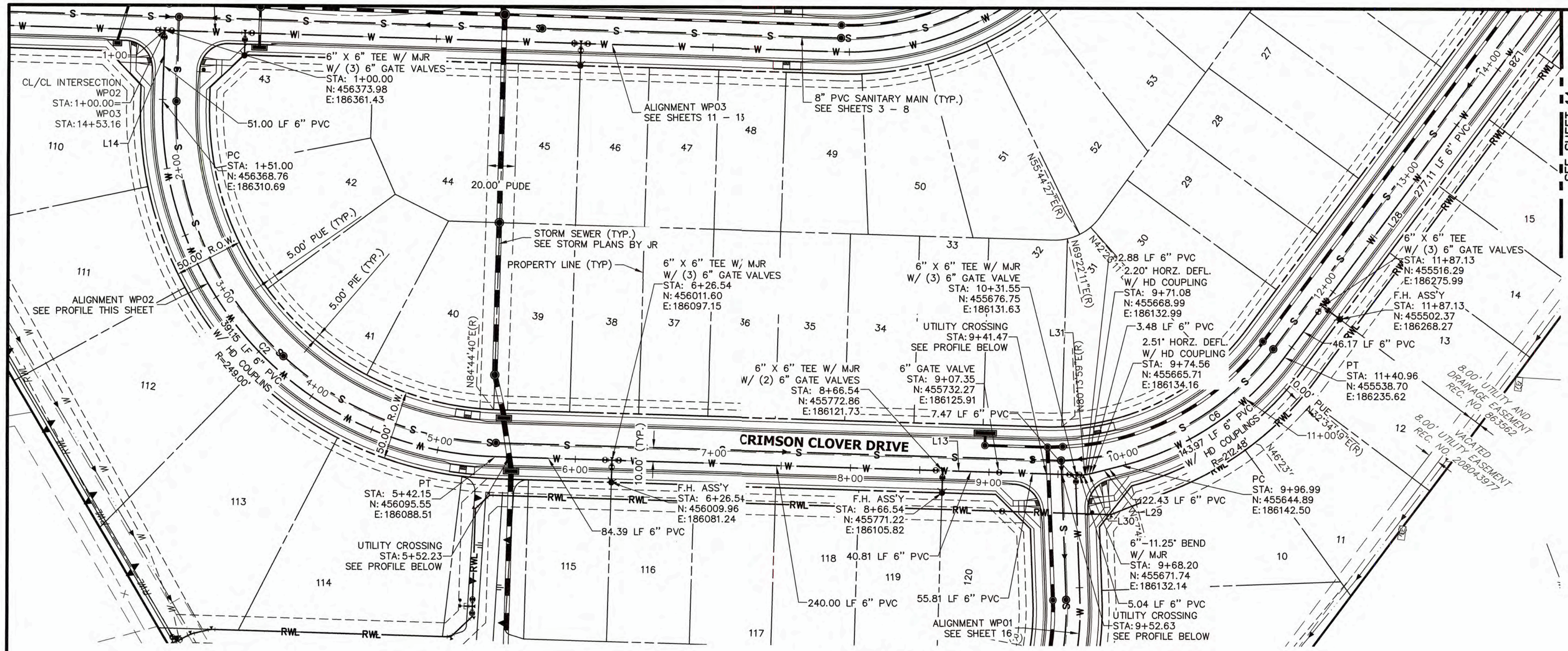
DATE: 3/3/22 BY: ACH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

No.	REVISION	DATE

CLOVERLEAF FILING NO. 2
 WATER DISTRIBUTION PLAN

J-R ENGINEERING
 A Western Company
 Centennial 303-740-3888 • Colorado Springs 719-595-2688
 Fort Collins 970-491-8888 • www.jrengineering.com

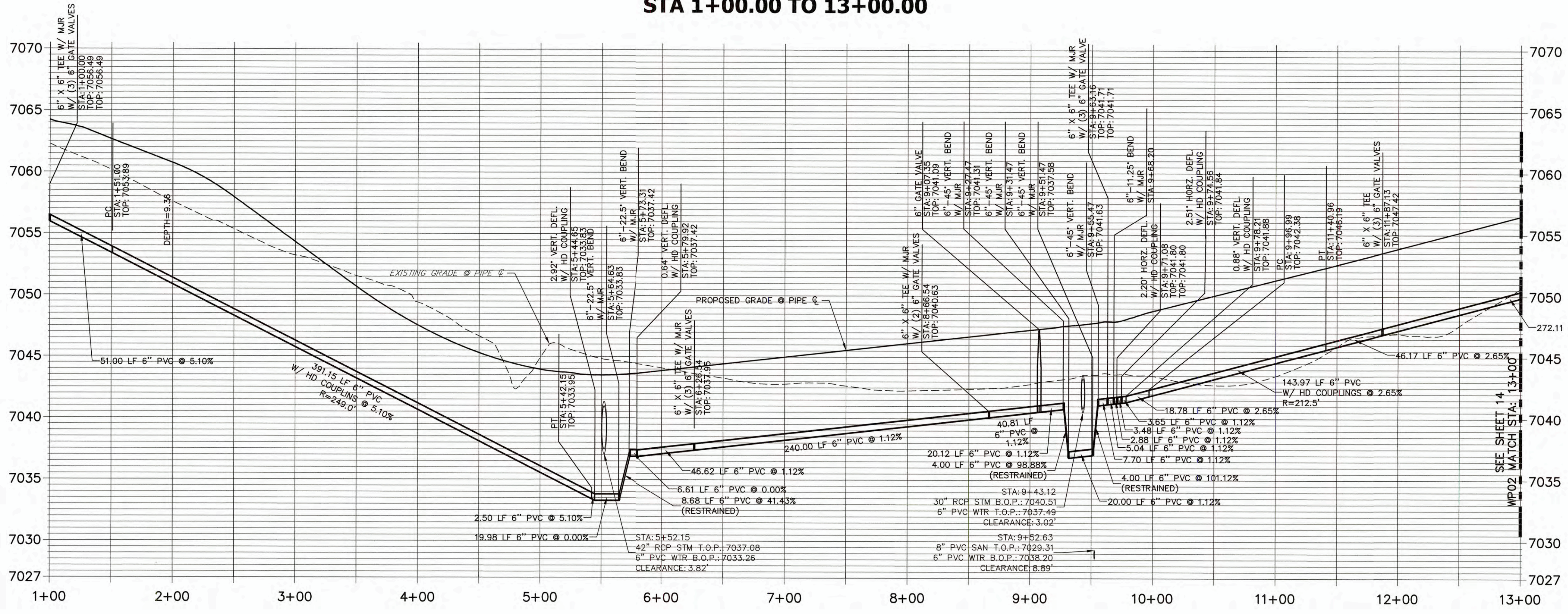


PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J-R ENGINEERING
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Central 303-740-8888 • Colorado Springs 719-550-2693
Fort Collins 970-491-8888 • www.jrengineering.com

- NOTES**
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 - CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
 - ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.

**WP02 PROFILE (1)
STA 1+00.00 TO 13+00.00**

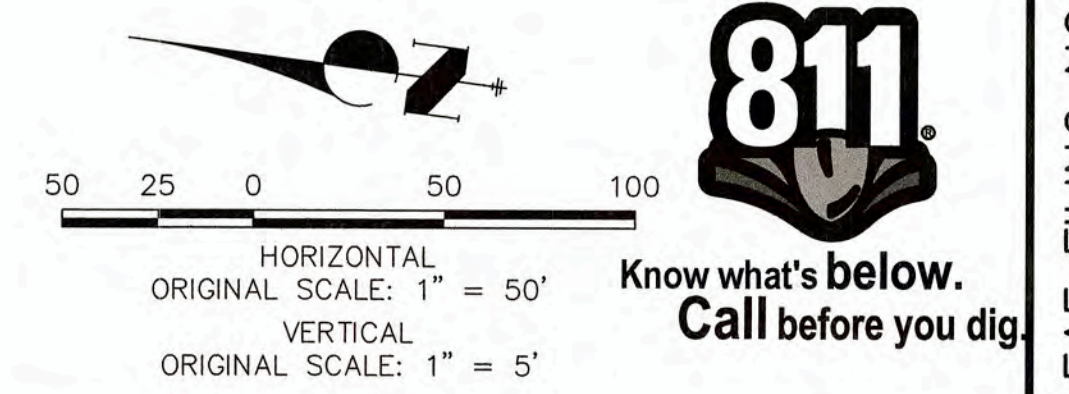


LINE TABLE

LINE	BEARING	DISTANCE
L13	N05°52'43"W	426.07'
L14	N84°07'17"E	51.00'
L28	N60°57'58"W	323.29'
L29	N21°50'21"W	22.43'
L30	N19°19'43"W	3.86'
L31	N17°07'43"W	2.50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	249.00'	391.13'
C6	38°49'11"	212.48'	143.96'



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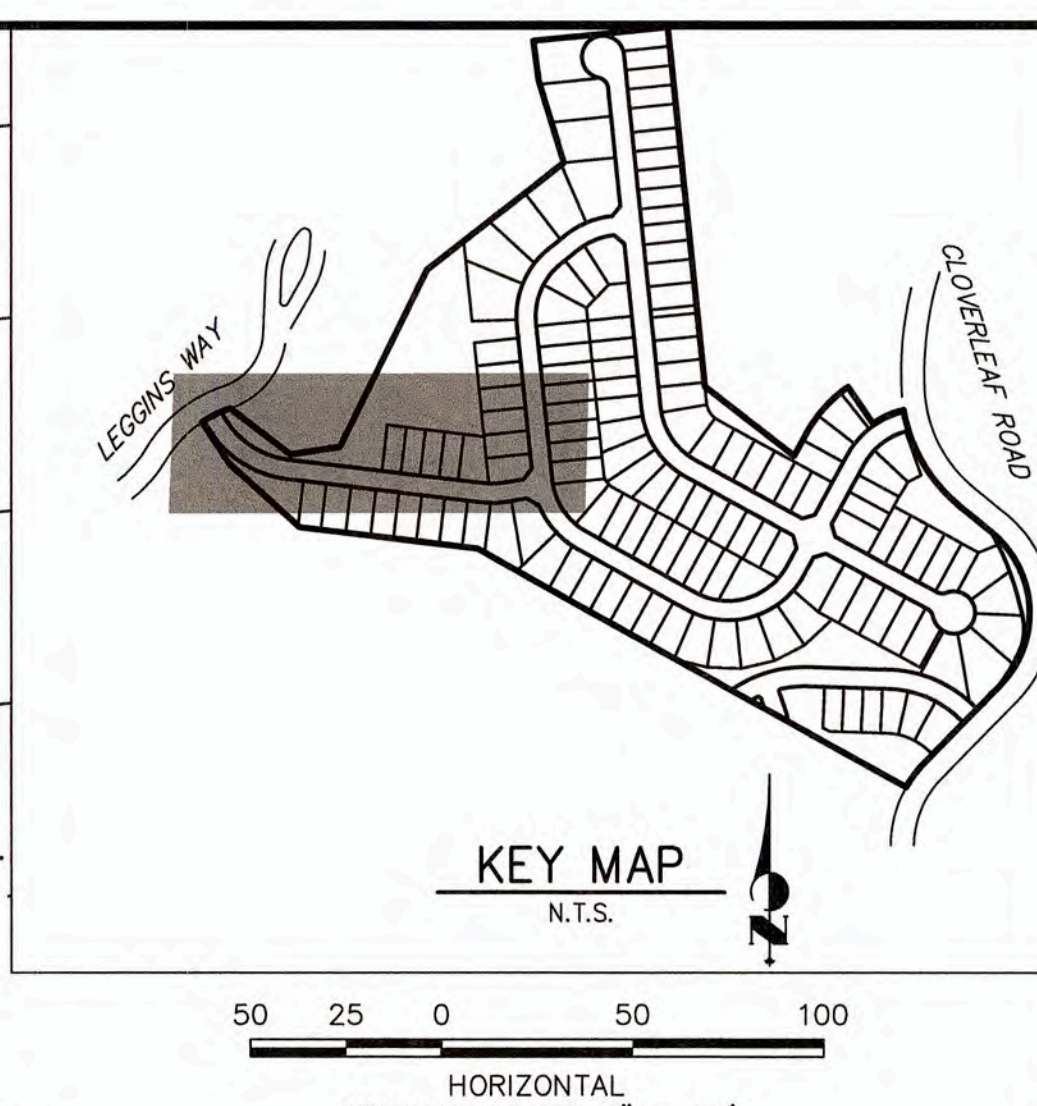
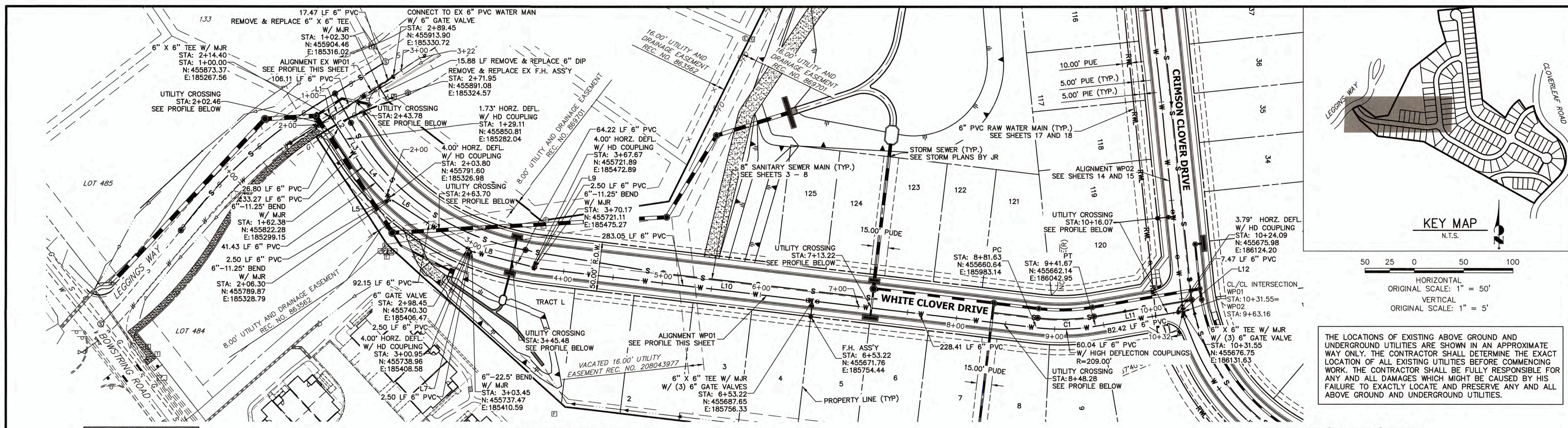
WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION
DATE: 3/3/22 BY: AJL

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No.	REVISION	DATE	BY

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	03/03/22	APL	APL	

CLOVERLEAF FILING NO. 2
WATER DISTRIBUTION PLAN
SHEET 15 OF 25
JOB NO. 25158.01



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

UNLESS SUCH TIME AS THESE DRAWINGS ARE PREPARED BY AN ENGINEERING AGENCY, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

JR ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-592-2958
 Fort Collins 970-491-9888 • www.jrengineering.com

LINE TABLE

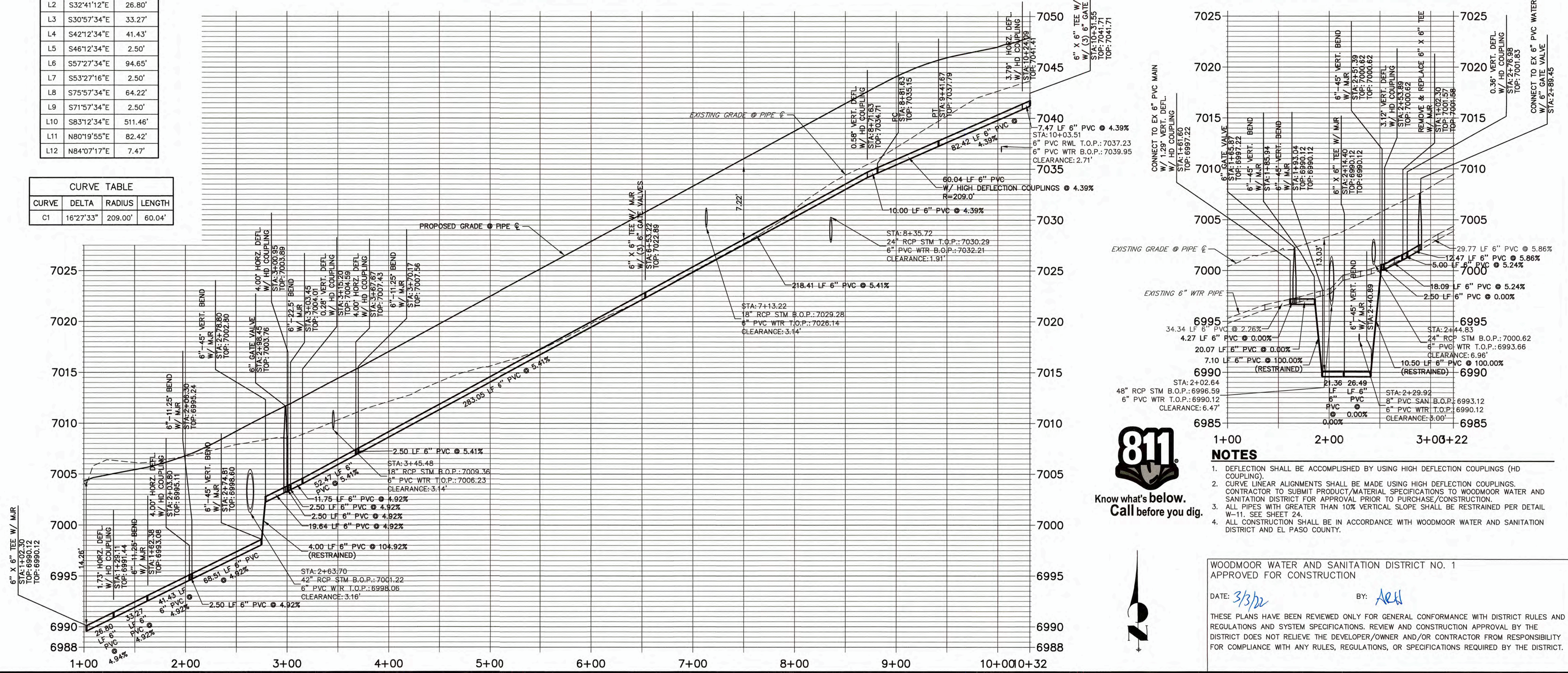
LINE	BEARING	DISTANCE
L1	S57°18'48"W	127.85'
L2	S32°41'12"E	28.80'
L3	S30°57'34"E	33.27'
L4	S42°12'34"E	41.43'
L5	S46°12'34"E	2.50'
L6	S57°27'34"E	94.65'
L7	S53°27'16"E	2.50'
L8	S75°57'34"E	64.22'
L9	S71°57'34"E	2.50'
L10	S83°12'34"E	511.46'
L11	N80°19'55"E	82.42'
L12	N84°07'17"E	7.47'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	16°27'33"	209.00'	60.04'

WP01 PROFILE
 STA 1+00.00 TO 10+31.55

EX WP01 PROFILE
 STA 1+00.00 TO 3+22.44



- NOTES**
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 - CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
 - ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: Aed

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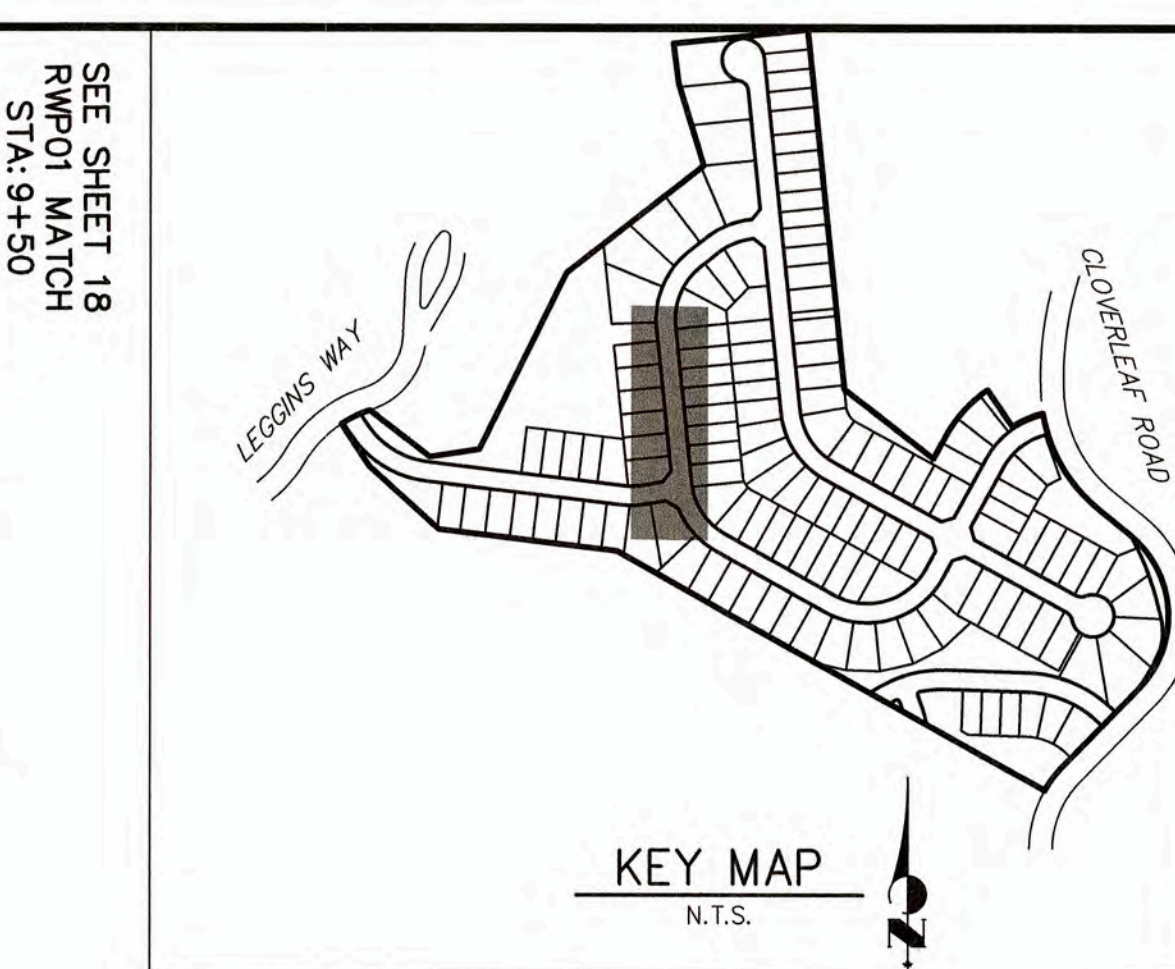
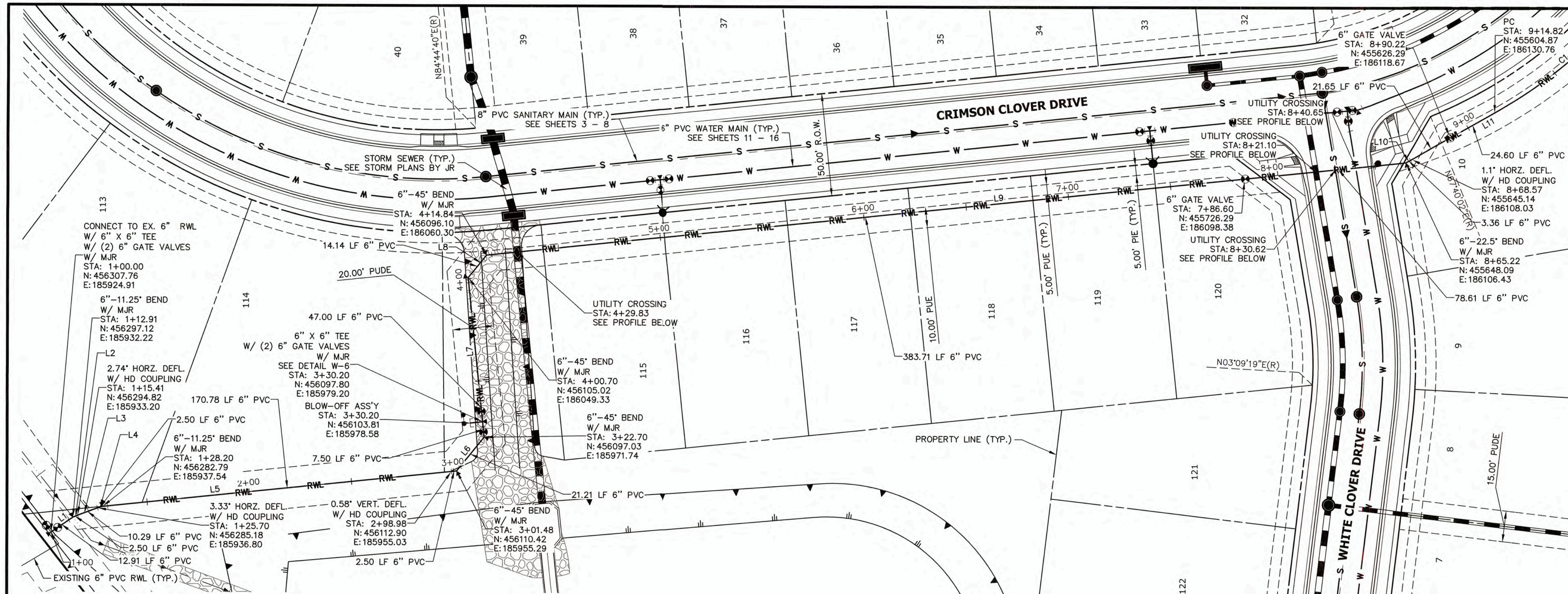
NO.	REVISION	DATE	BY	H-SCALE		V-SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	DATE	BY			
		03/03/22	APL	APL						

CLOVERLEAF FILING NO. 2

WATER DISTRIBUTION PLAN

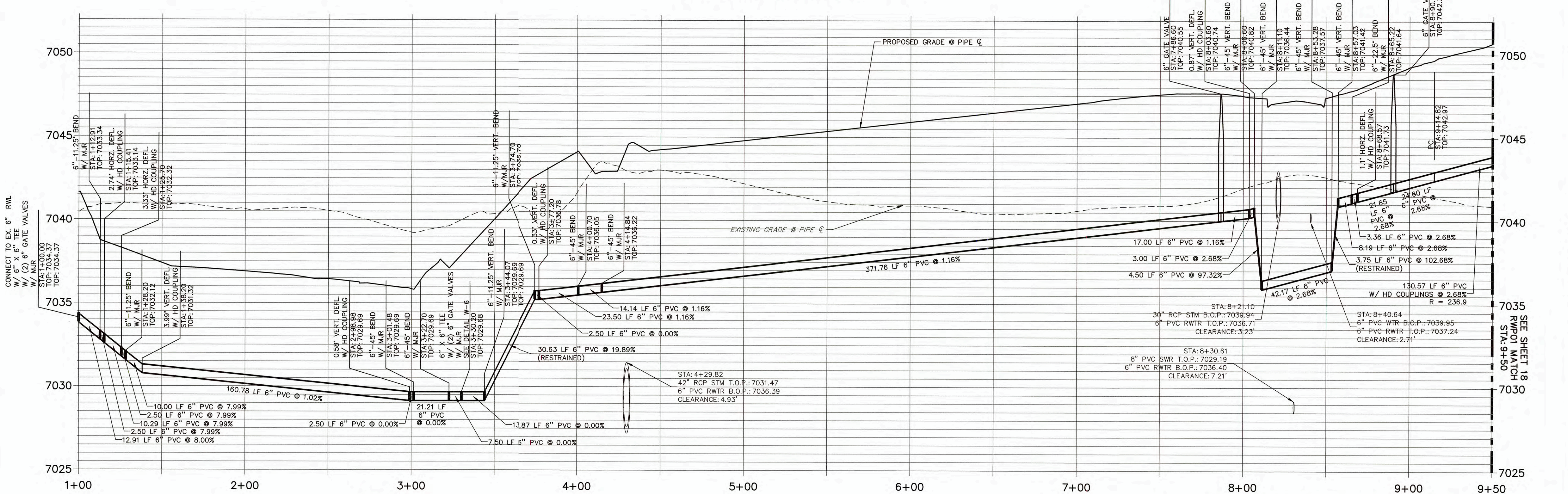
SHEET 16 OF 25

JOB NO. 25158.01

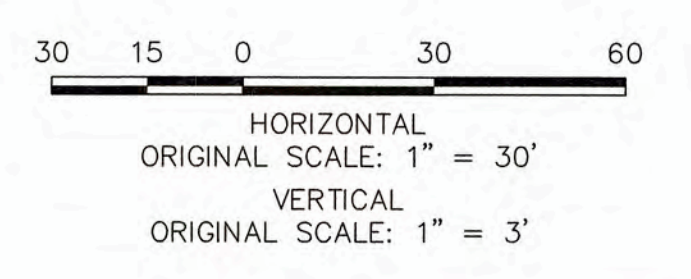


LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S34°27'27\"/>					

**RWP01 PROFILE
STA 1+00.00 TO 9+50.00**



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 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.
 - SEE SHEET 19 FOR EXISTING RAW WATER DEMO/REMOVAL PLAN.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: [Signature]

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PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

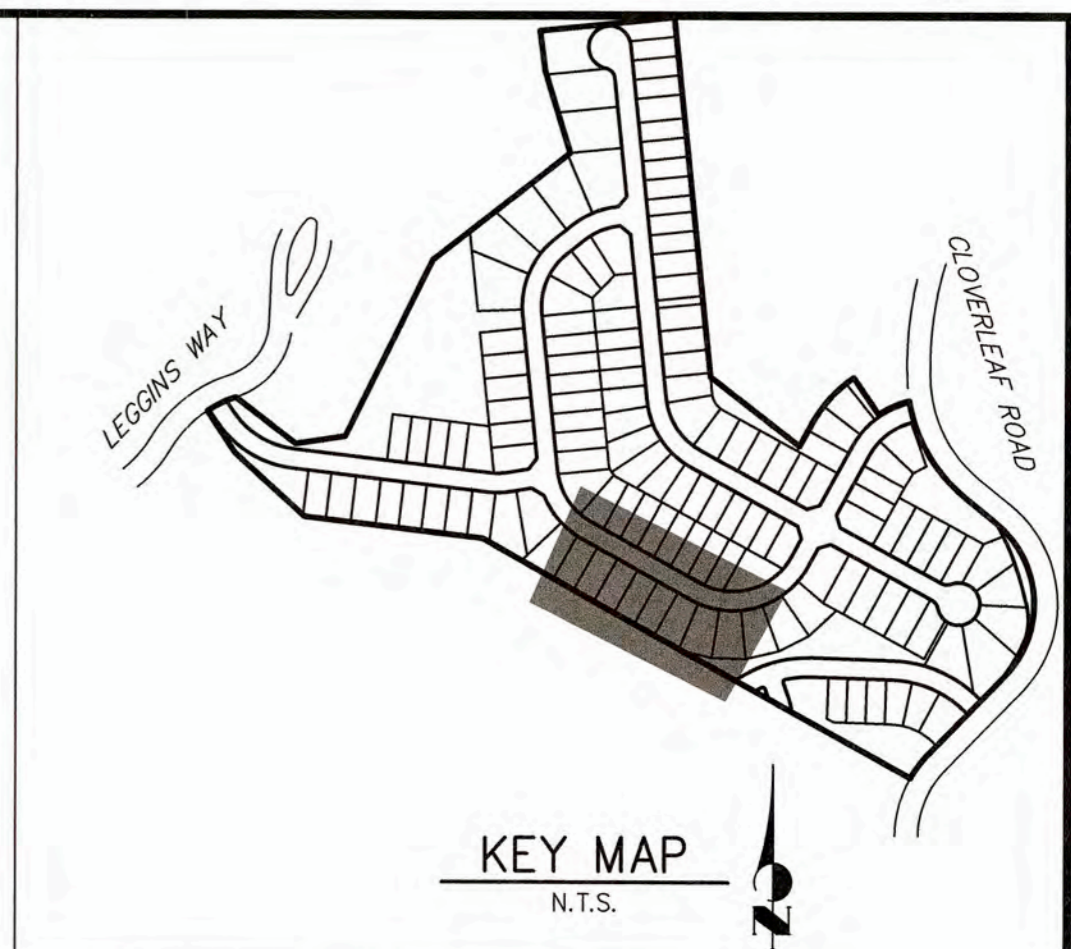
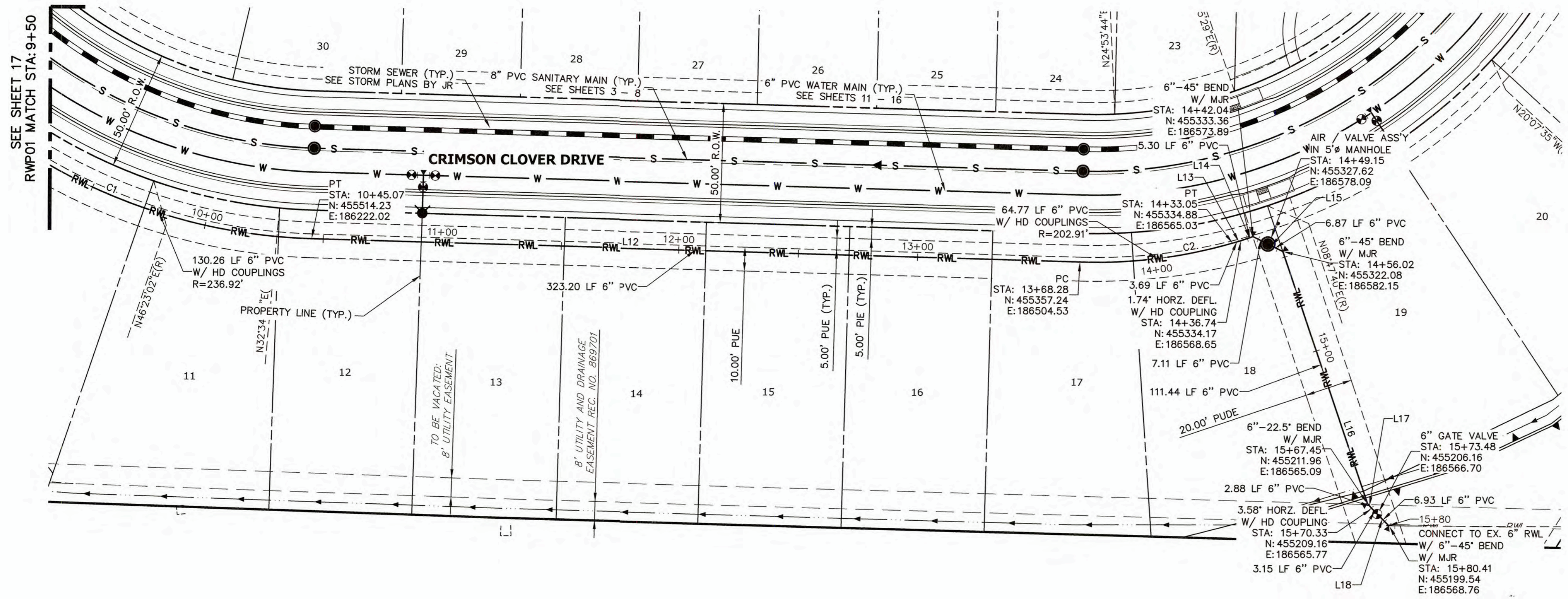
J-R ENGINEERING
A Westlawn Company
Central 303-740-3333 • Colorado Springs 719-555-2553
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 03/03/22
DESIGNED BY APF
DRAWN BY SAV
CHECKED BY

CLOVERLEAF FILING NO. 2
RAW WATER PLAN

SHEET 17 OF 25
JOB NO. 25158.01



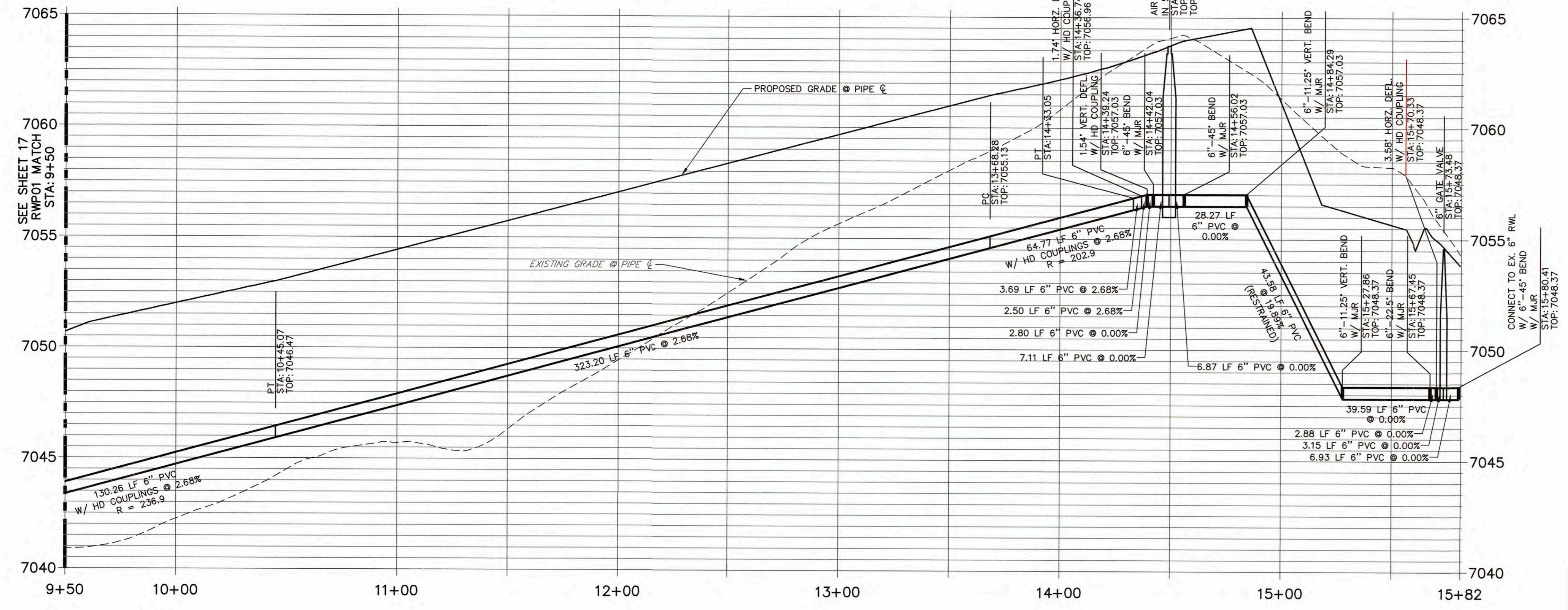
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- DEFLECTION SHALL BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLINGS.
- CURVE LINEAR ALIGNMENTS SHALL BE MADE USING HIGH DEFLECTION COUPLINGS. CONTRACTOR TO SUBMIT PRODUCT/MATERIAL SPECIFICATIONS TO WOODMOOR WATER AND SANITATION DISTRICT FOR APPROVAL PRIOR TO PURCHASE/CONSTRUCTION.
- ALL PIPES WITH GREATER THAN 10% VERTICAL SLOPE SHALL BE RESTRAINED PER DETAIL W-11. SEE SHEET 24.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT AND EL PASO COUNTY.
- SEE SHEET 19 FOR EXISTING RAW WATER DEMO/REMOVAL PLAN.

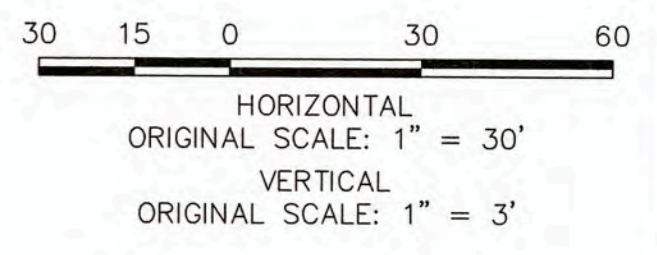
LINE TABLE		
LINE	BEARING	DISTANCE
L12	S60°56'23"E	323.20'
L13	S78°51'52"E	3.69'
L14	S81°11'33"E	5.30'
L15	S36°11'33"E	13.98'
L16	S08°48'27"W	111.44'
L17	S13°41'33"E	2.88'
L18	S17°16'07"E	10.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°30'13"	236.92'	130.27'
C2	18°17'25"	202.91'	64.77'

**RWP02 PROFILE
STA 9+50.00 TO 15+81.50**



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: ARH

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

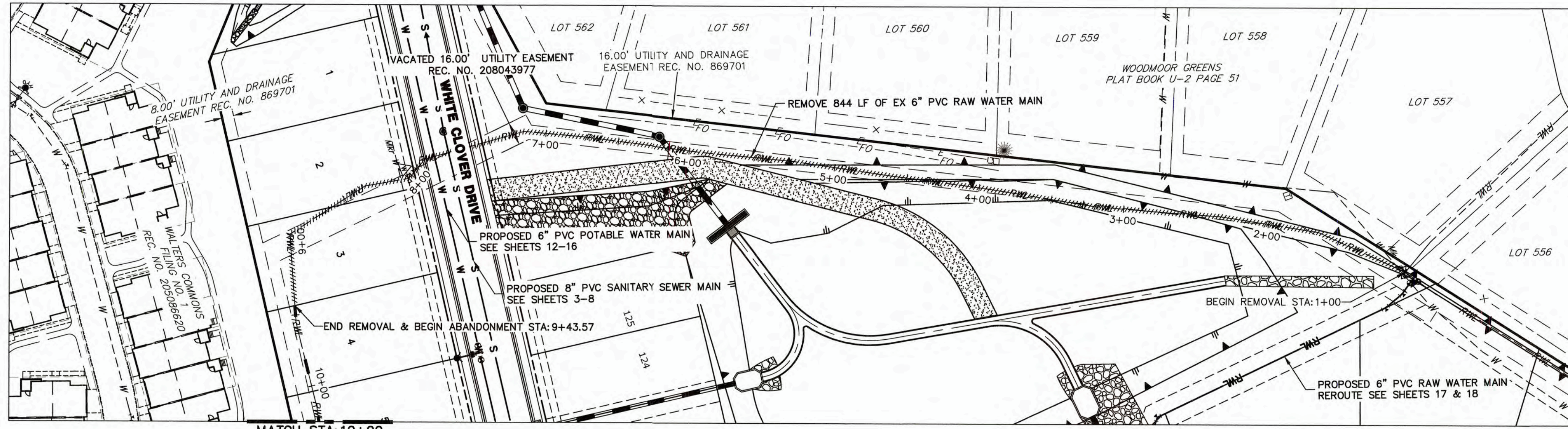
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, THE ENGINEER ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACCO.COM

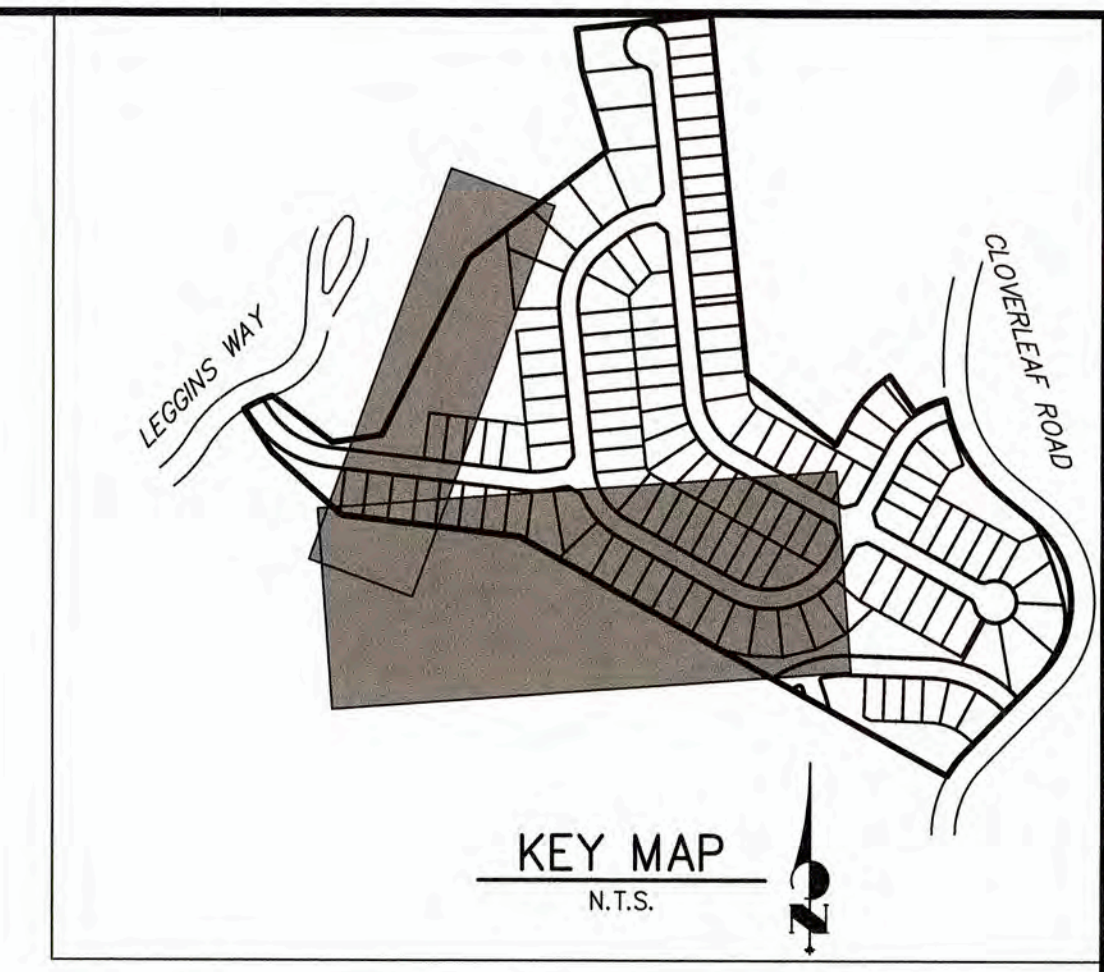
JR ENGINEERING
A Westrian Company
Central 303-740-8888 • Colorado Springs 719-589-2583
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

CLOVERLEAF FILING NO. 2
RAW WATER PLAN
SHEET 18 OF 25
JOB NO. 25158.01

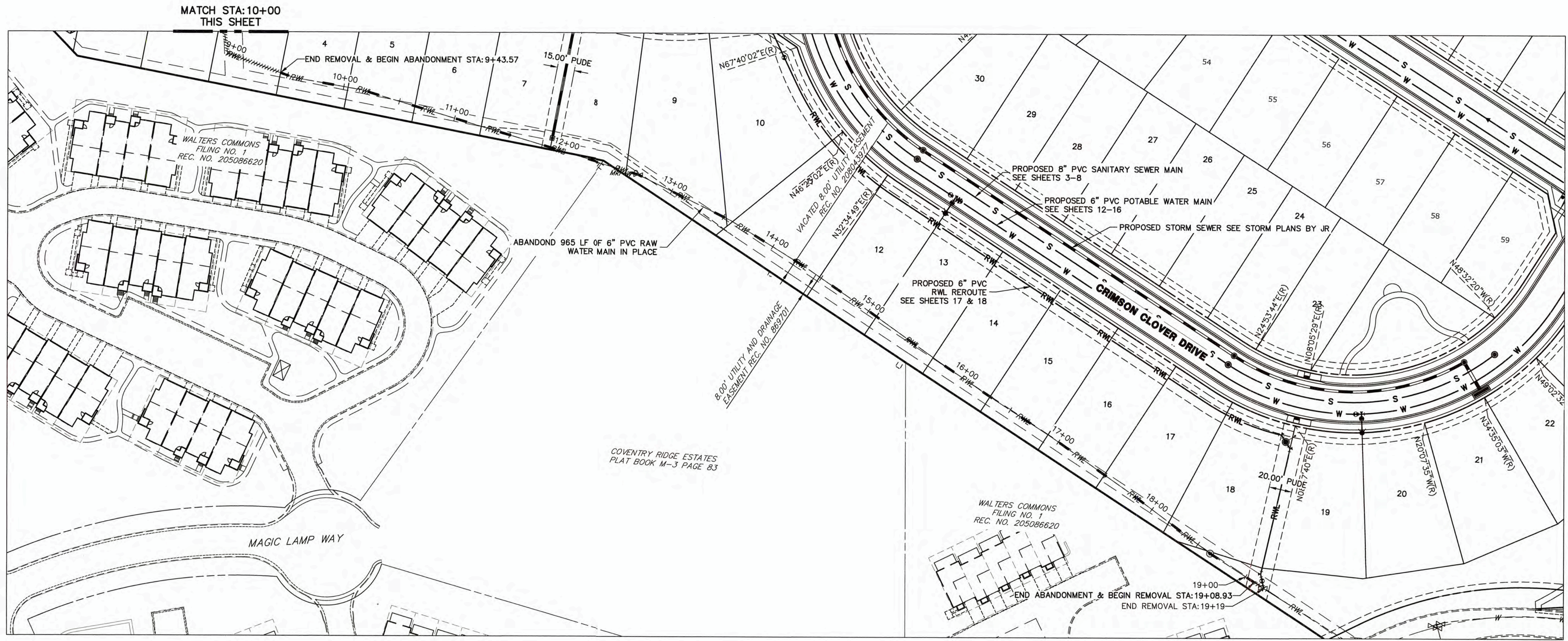


MATCH STA:10+00
THIS SHEET



NOTES

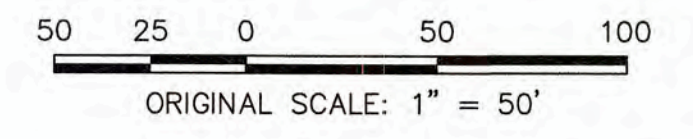
1. ABANDONED MAINS SHALL BE FLOWFILLED ENTIRELY AND PLUGGED ON BOTH ENDS AND BE IN ACCORDANCE WITH WOODMOOR WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL MEET REQUIREMENTS FOR EL PASO COUNTY AND WOODMOOR WATER AND SANITATION DISTRICT.



MATCH STA:10+00
THIS SHEET



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

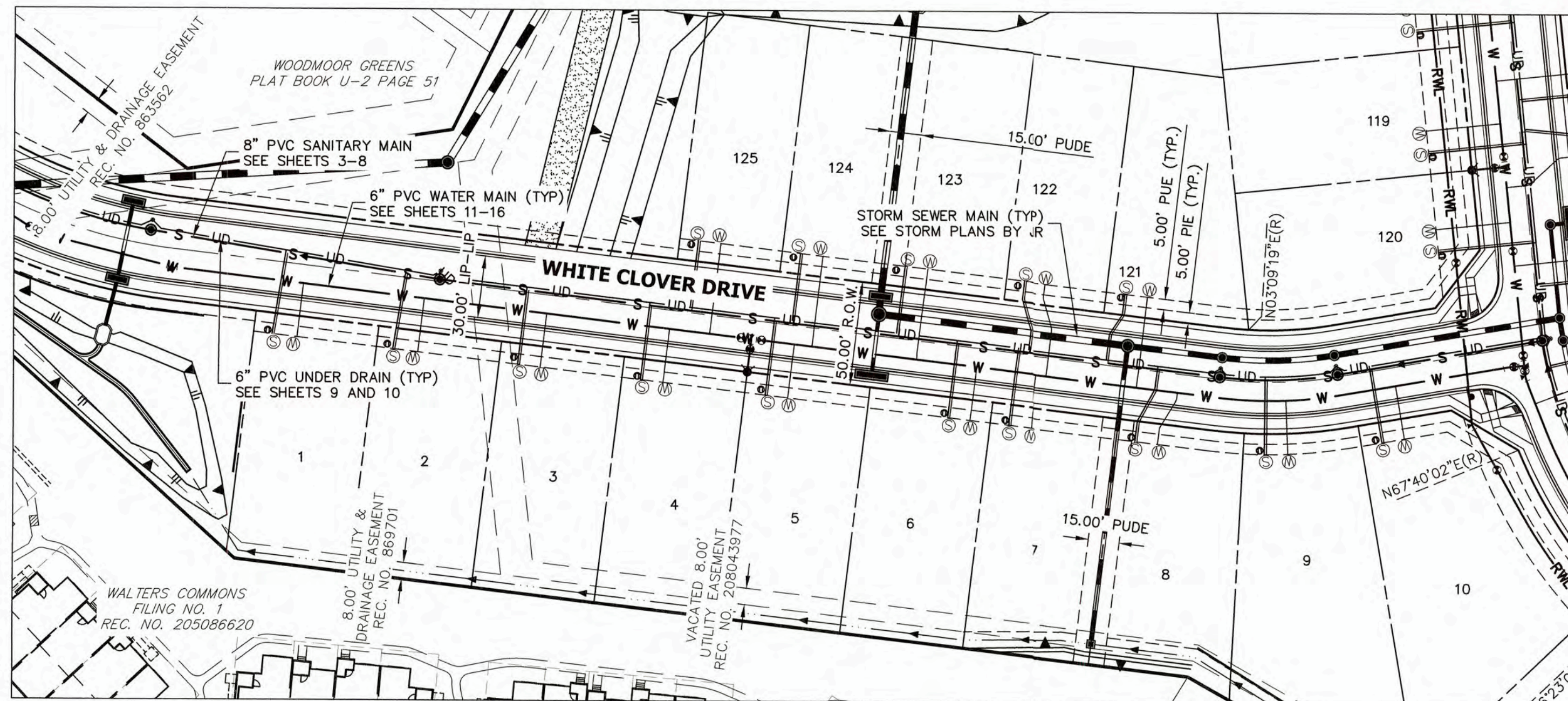


WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

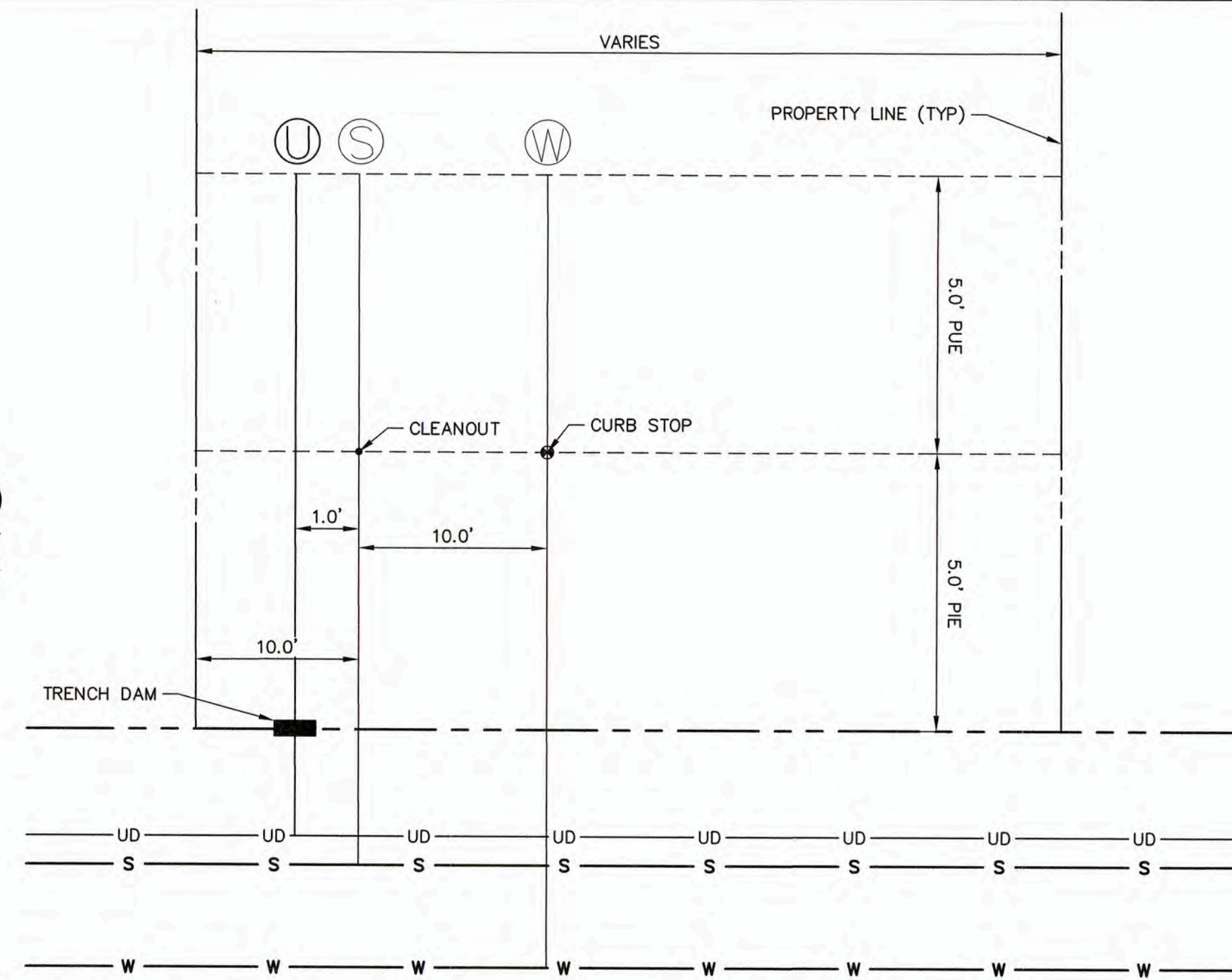
DATE: 3/3/22 BY: JLD

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

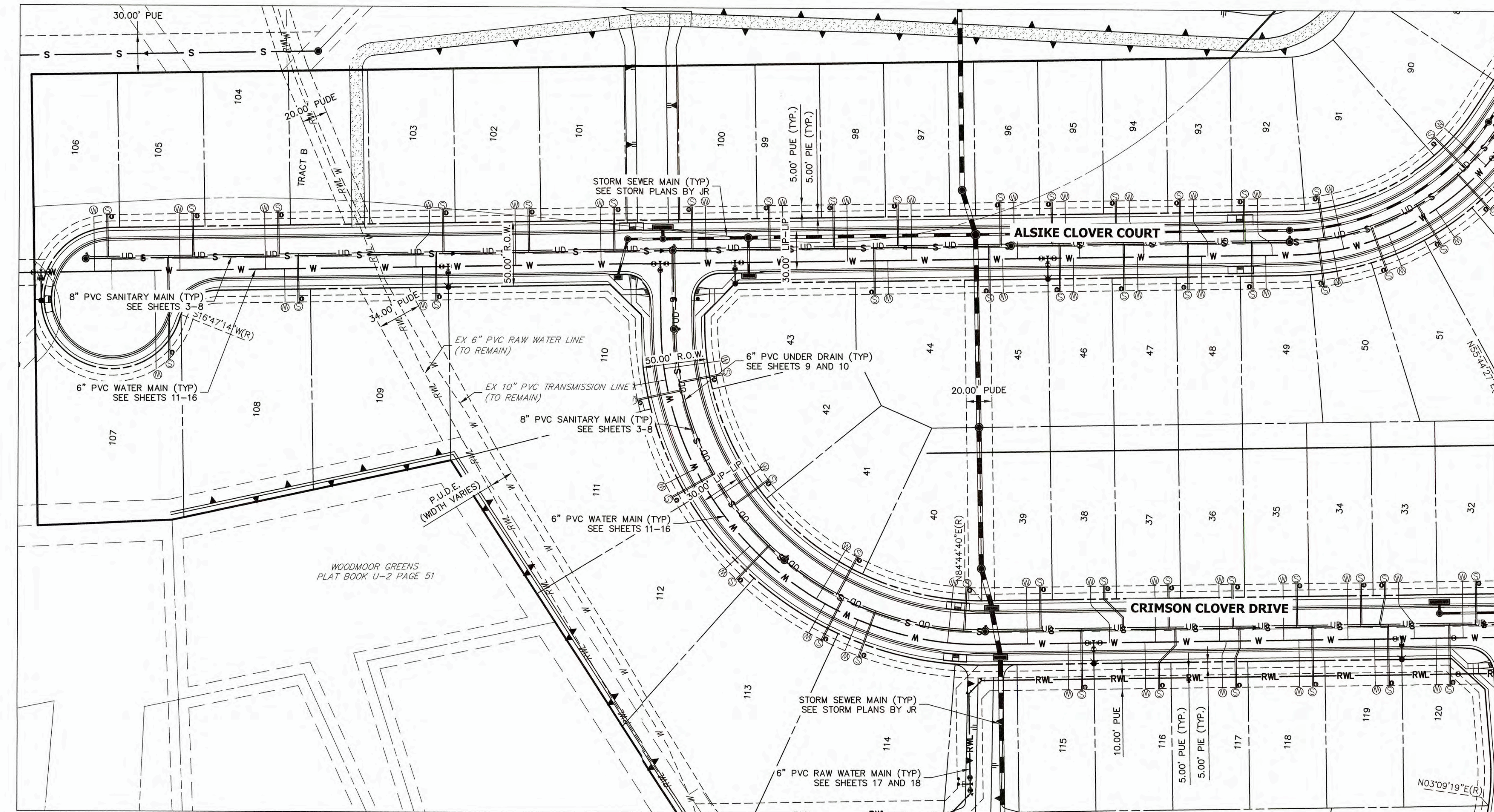
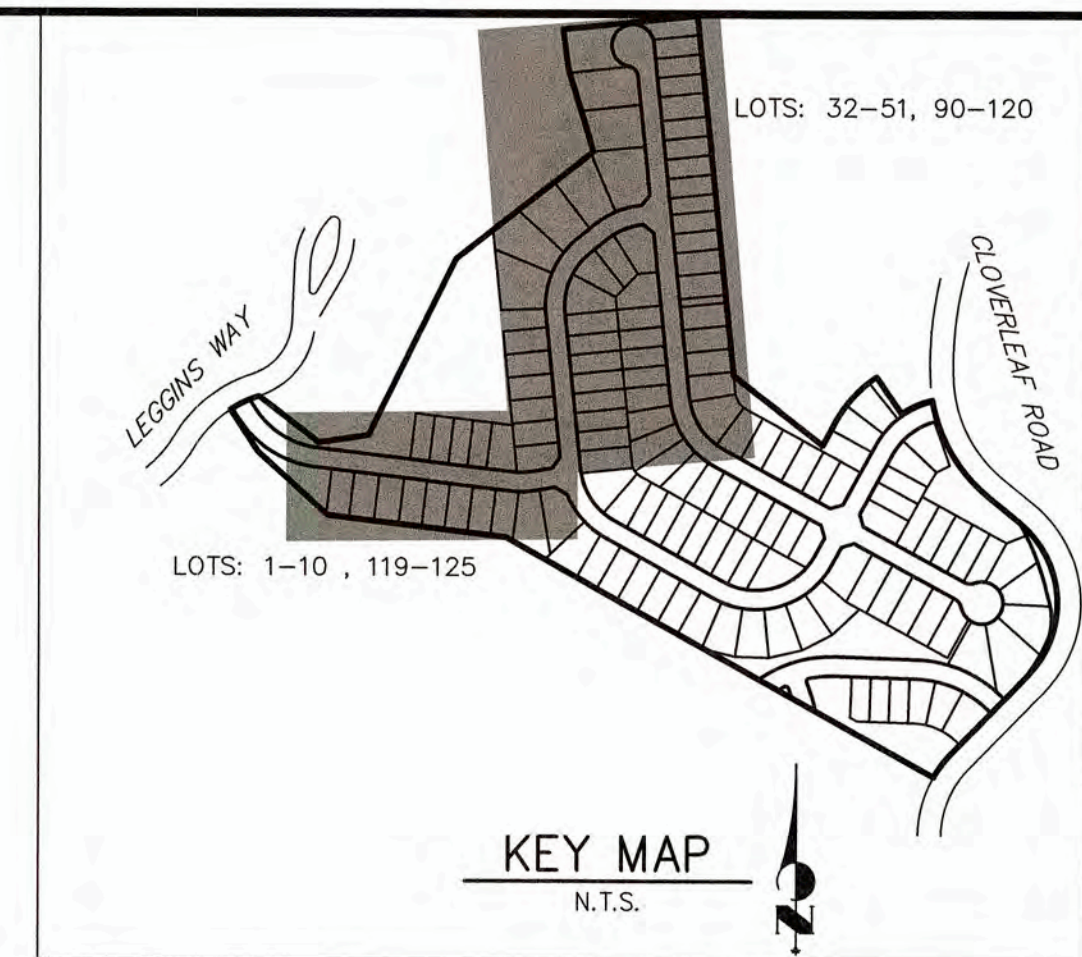
PREPARED FOR MONUMENT HILL CM LLC 1864 WOODMOOR DRIVE COLORADO SPRINGS, CO 80920 ATTN: JOE DESJARDIN (719) 476-0800 JDESJARDIN@PROTERRACO.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	J.R. ENGINEERING A Westlan Company Centennial 303-740-3333 • Colorado Springs 719-530-2333 Fort Collins 970-491-8888 • www.jrengineering.com
CLOVERLEAF FILING NO. 2 RAW WATER PLAN	SHEET 19 OF 25 JOB NO. 25158.01



LOTS: 1-10 , 119-125



TYPICAL UTILITY SERVICE LAYOUT
N.T.S.

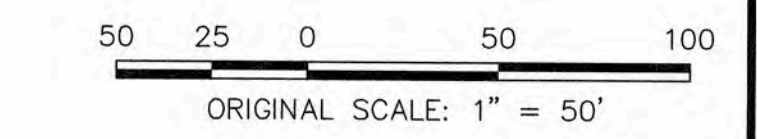


LOTS: 32-51 , 90-120



NOTES

1. ALL SANITARY SERVICE LINES SHALL BE 4" PVC AND INSTALLED PER DETAIL G-8.
2. ALL POTABLE WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER AND INSTALLED PER DETAIL G-6.
3. A MINIMUM OF 10' SEPARATION BETWEEN WATER AND SANITARY LINES IS REQUIRED. SERVICE SHALL BE AT LEAST 10' AWAY FROM SIDE LOT LINES, PER DETAIL G-5.
4. ALL SANITARY SEWER TAPS MUST BE A MINIMUM OF 5' FROM OTHER SANITARY SEWER TAPS, JOINTS, AND MANHOLES.
5. ALL WATER SERVICE TAPS MUST BE A MINIMUM OF 30" FROM VALVES, FITTINGS, AND JOINTS, AND 5' FROM OTHER WATER TAPS.
6. PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF WATER SERVICE IS COMPLETE.
7. PROVIDE METAL T-POST AT CLEAN OUT WHEN CONSTRUCTION OF SANITARY SERVICE IS COMPLETE.
8. SERVICES STUB OUTS SHALL EXTENDED TO THE INSIDE EDGE OF FRONT UTILITY EASEMENT PER DETAILS G-8 AND G-6.
9. ALL UNDER DRAIN SERVICES SHALL BE INSTALLED PER COLORADO SPRINGS UTILITY FIGURE 13-3. SEE SHEET 10.
10. SEE THIS SHEET FOR TYPICAL UTILITY SERVICE LAYOUT.
11. SANITARY SERVICES SHALL HAVE A MINIMUM SLOPE OF 2%.
12. SERVICES SHALL EXTEND TO THE 20' PUBLIC UTILITY EASEMENT FOR LOTS 115-120 AND 11-18.



WOODMOOR WATER AND SANITATION DISTRICT NO. 1
APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: JED

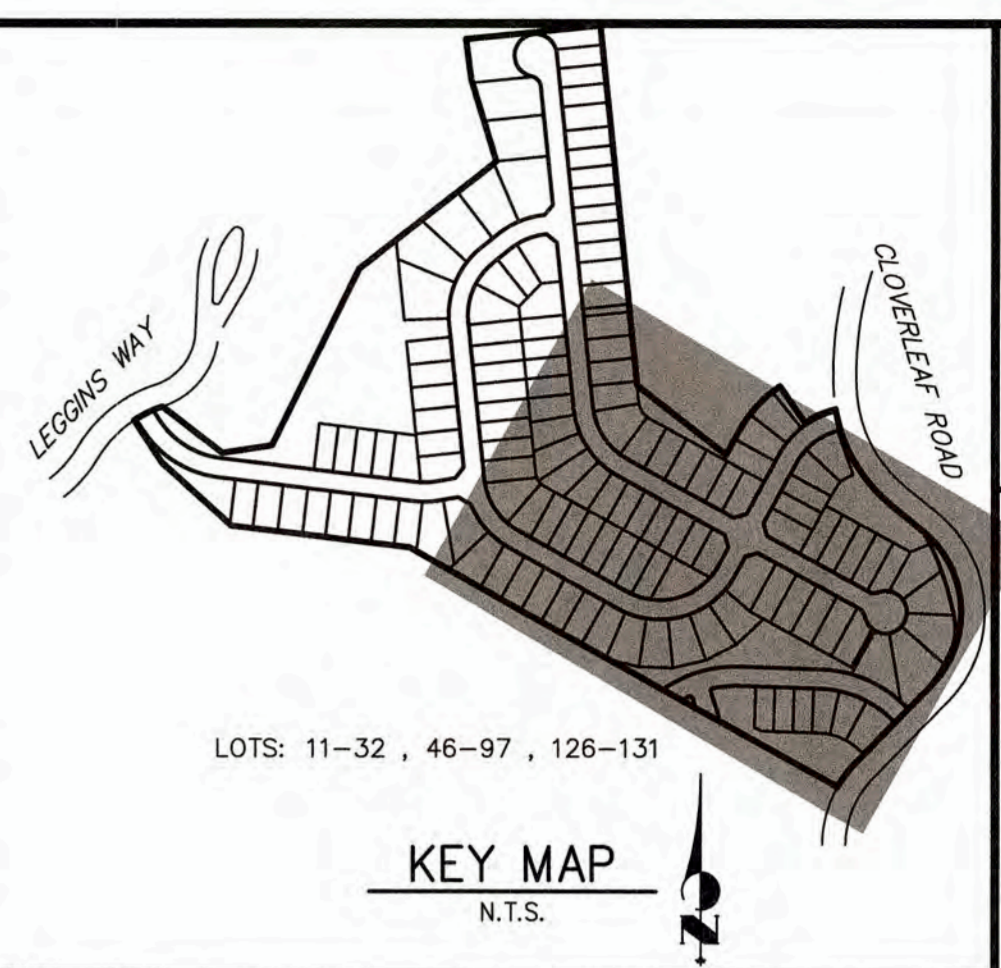
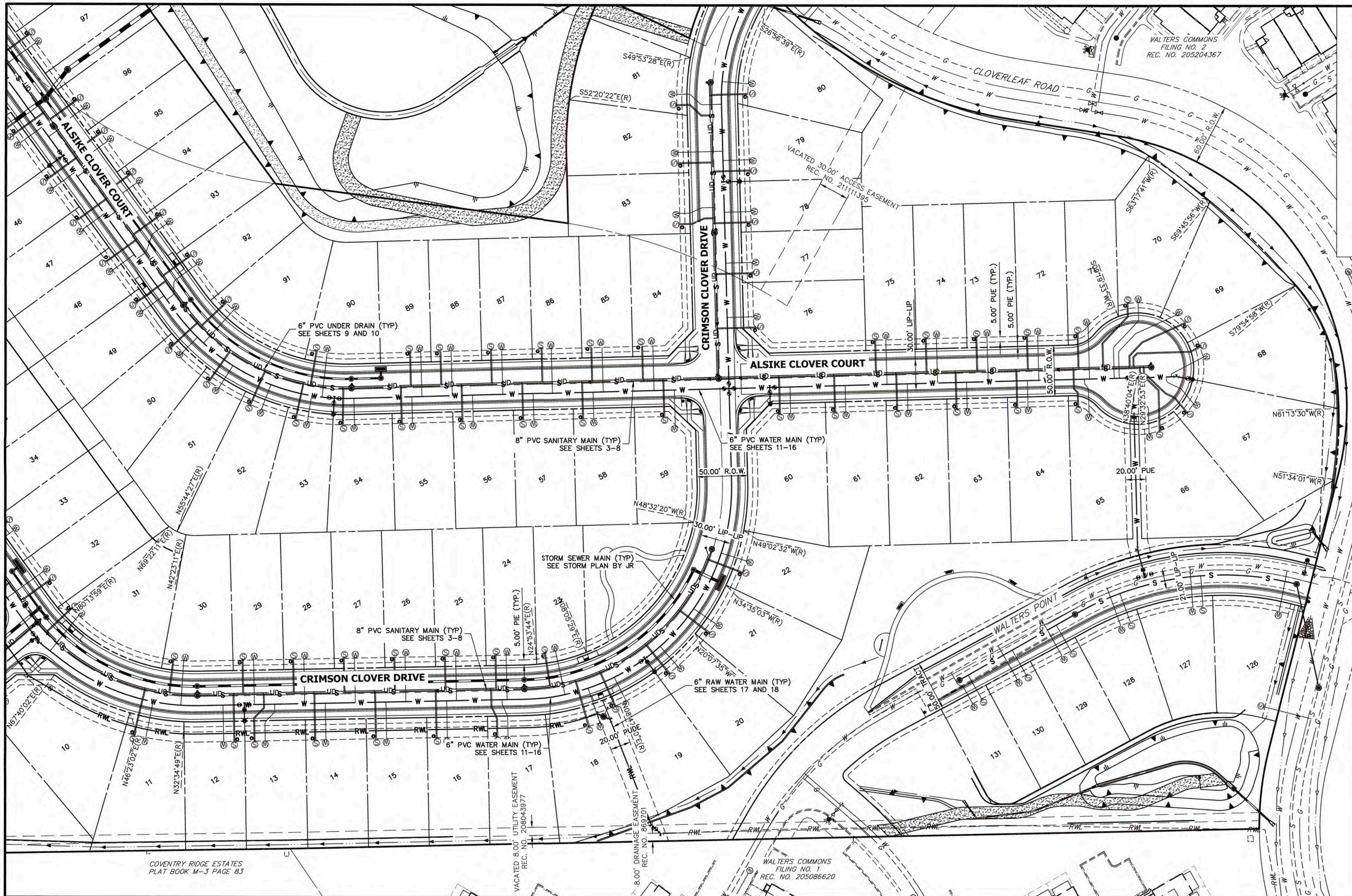
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PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRACO.COM

J.R. ENGINEERING
A Westland Company
Central 303-740-5888 • Colorado Springs 719-582-2588
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	DATE

CLOVERLEAF FILING NO. 2
UTILITY SERVICE PLAN
SHEET 20 OF 25
JOB NO. 25158.01



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
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JR ENGINEERING
 A Westman Company

 Centennial 303-740-9383 • Colorado Springs 719-559-2553
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

LOTS: 11-32 , 46-97 , 126-131

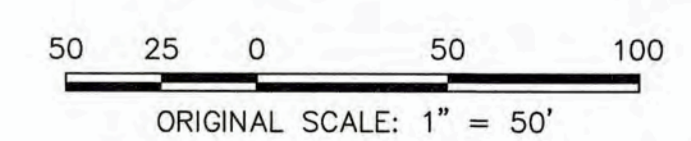
NOTES

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2. ALL POTABLE WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER AND INSTALLED PER DETAIL G-6.
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4. ALL SANITARY SEWER TAPS MUST BE A MINIMUM OF 5' FROM OTHER SANITARY SEWER TAPS, JOINTS, AND MANHOLES.
5. ALL WATER SERVICE TAPS MUST BE A MINIMUM OF 30" FROM VALVES, FITTINGS, AND JOINTS, AND 5' FROM OTHER WATER TAPS.
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8. SERVICES STUB OUTS SHALL EXTENDED TO THE INSIDE EDGE OF FRONT UTILITY EASEMENT PER DETAILS G-8 AND G-6.
9. ALL UNDER DRAIN SERVICES SHALL BE INSTALLED PER COLORADO SPRINGS UTILITY FIGURE 13-3. SEE SHEET 10.
10. SEE THIS SHEET FOR TYPICAL UTILITY SERVICE LAYOUT.
11. SANITARY SERVICES SHALL HAVE A MINIMUM SLOPE OF 2%.
12. SERVICES SHALL EXTEND TO THE 20' PUBLIC UTILITY EASEMENT FOR LOTS 116-121 AND 11-18.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1
 APPROVED FOR CONSTRUCTION

DATE: 3/3/22 BY: *Arcl*

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH DISTRICT RULES AND REGULATIONS AND SYSTEM SPECIFICATIONS. REVIEW AND CONSTRUCTION APPROVAL BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER/OWNER AND/OR CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH ANY RULES, REGULATIONS, OR SPECIFICATIONS REQUIRED BY THE DISTRICT.

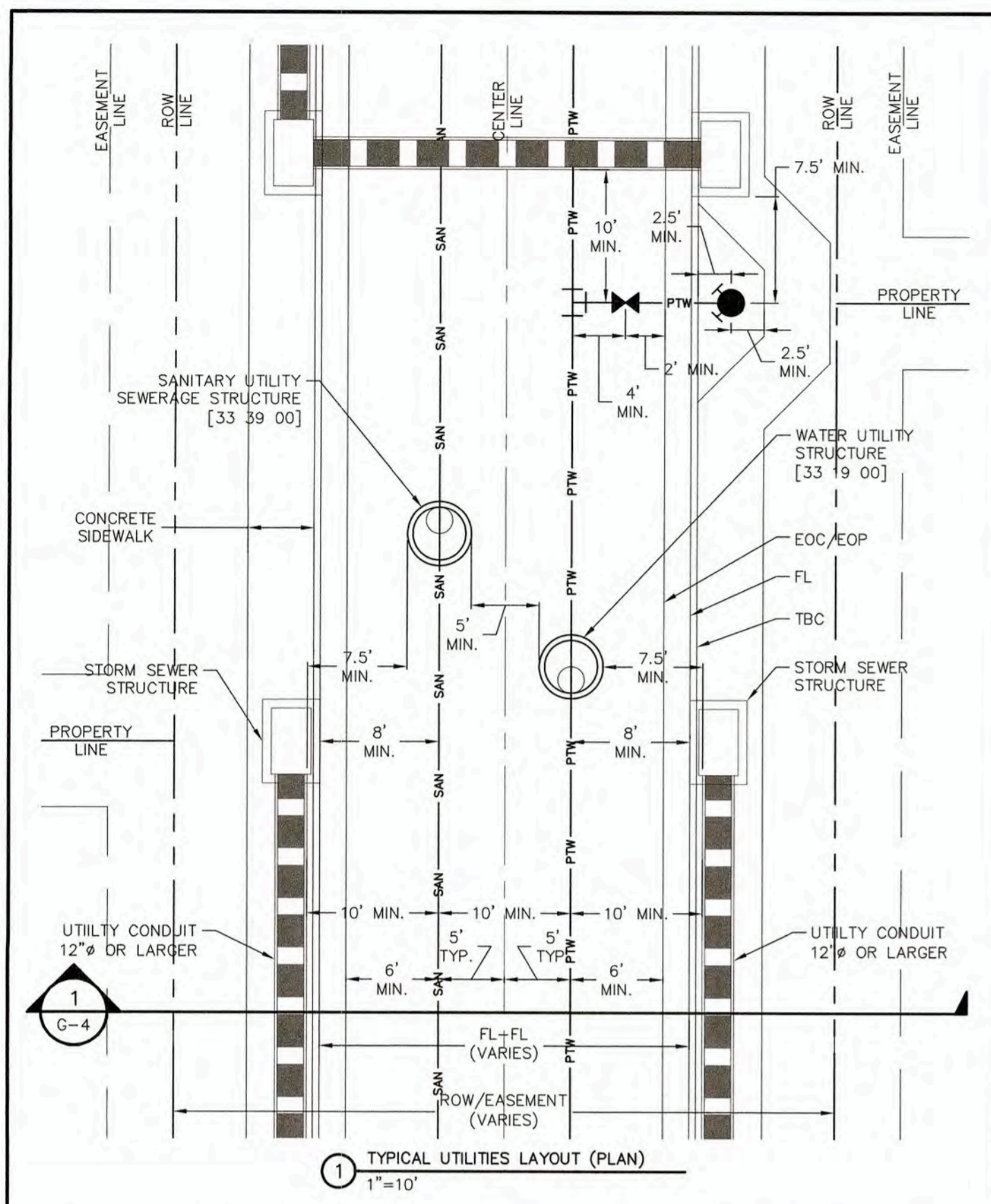


CLOVERLEAF FILING NO. 2

UTILITY SERVICE PLAN

SHEET 21 OF 25

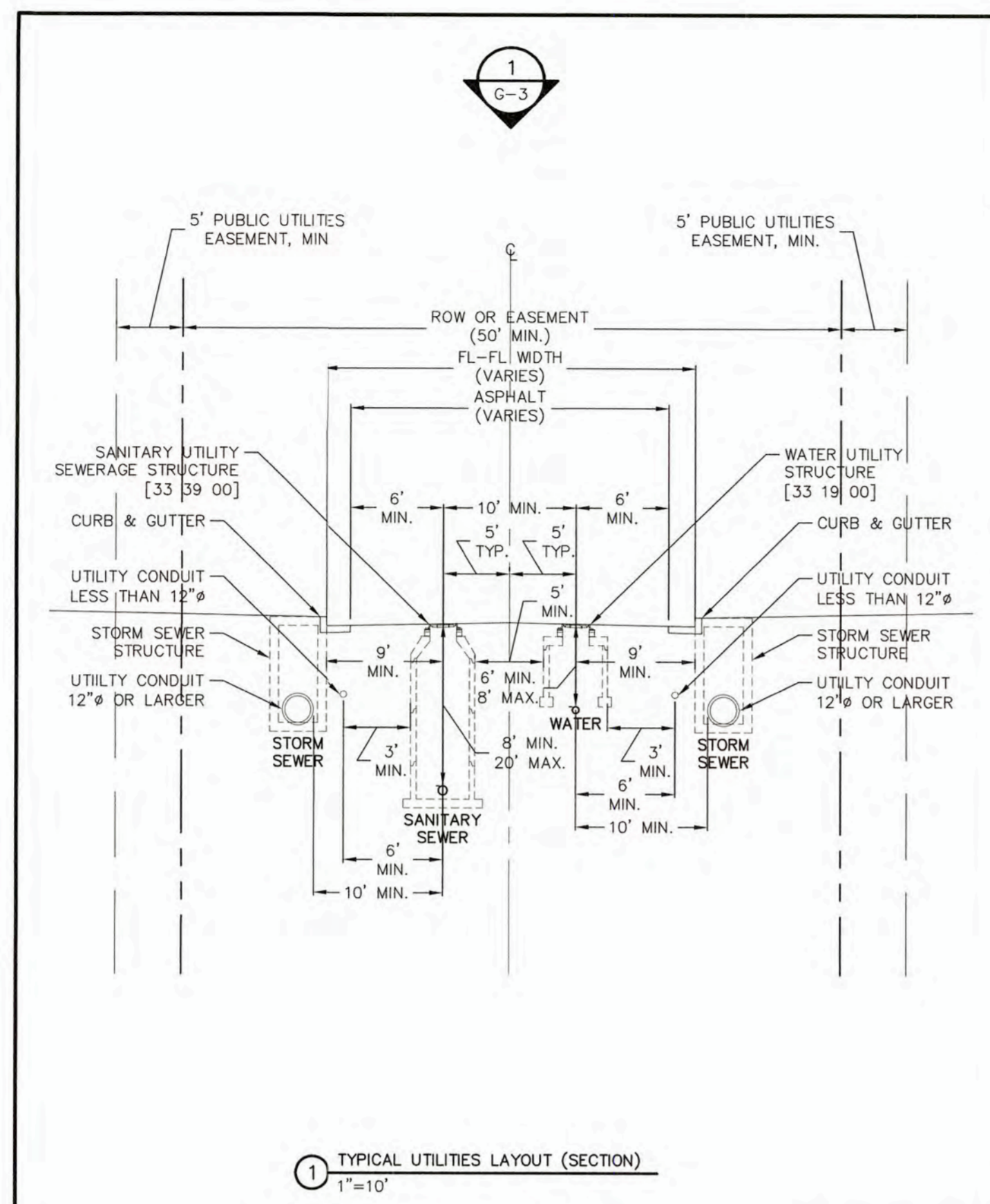
JOB NO. 25158.01



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

TYPICAL UTILITIES LAYOUT (PLAN)
GENERAL
G-3

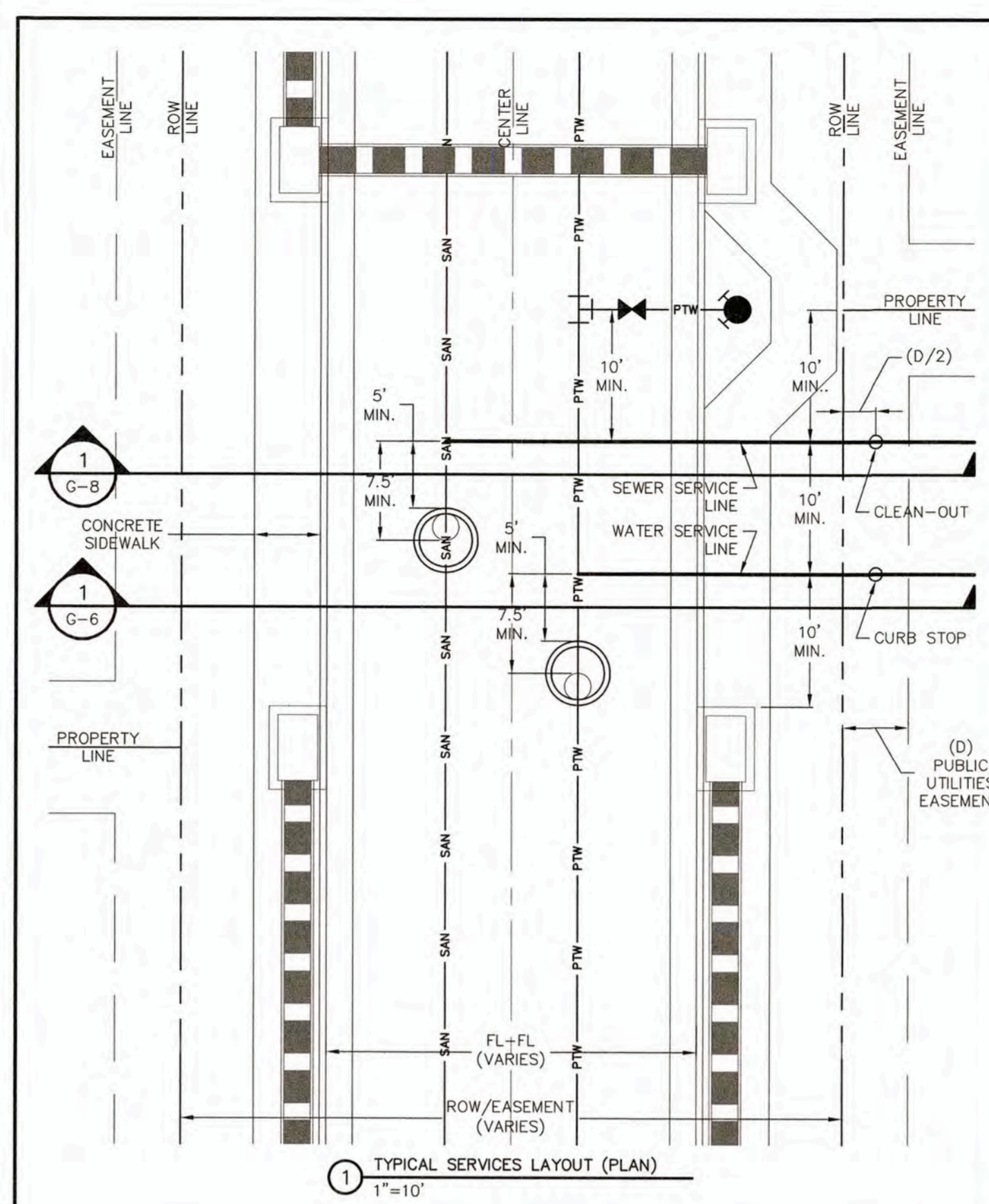
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

TYPICAL UTILITIES LAYOUT (SECTION)
GENERAL
G-4

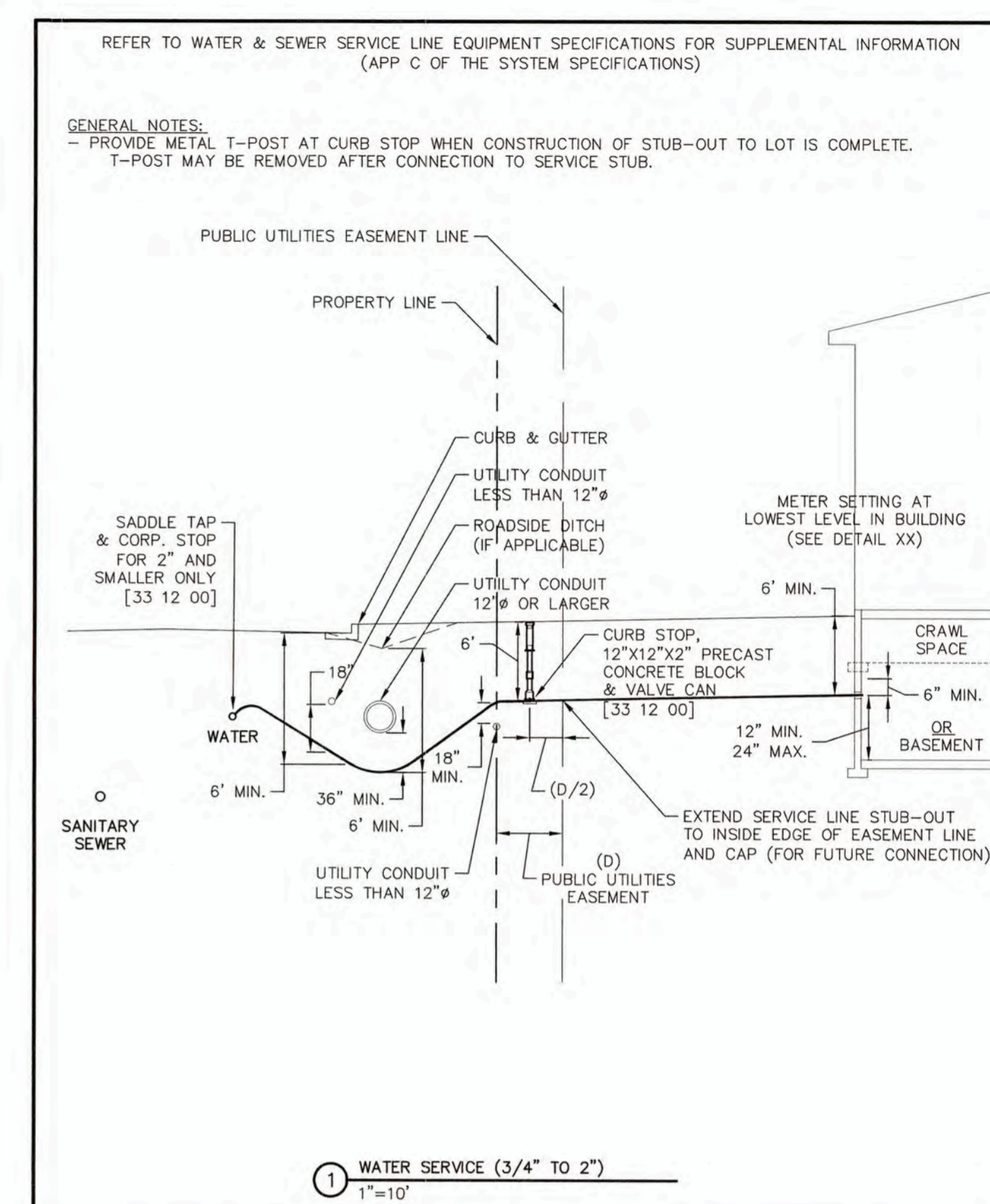
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

TYPICAL SERVICES LAYOUT (PLAN)
GENERAL
G-5

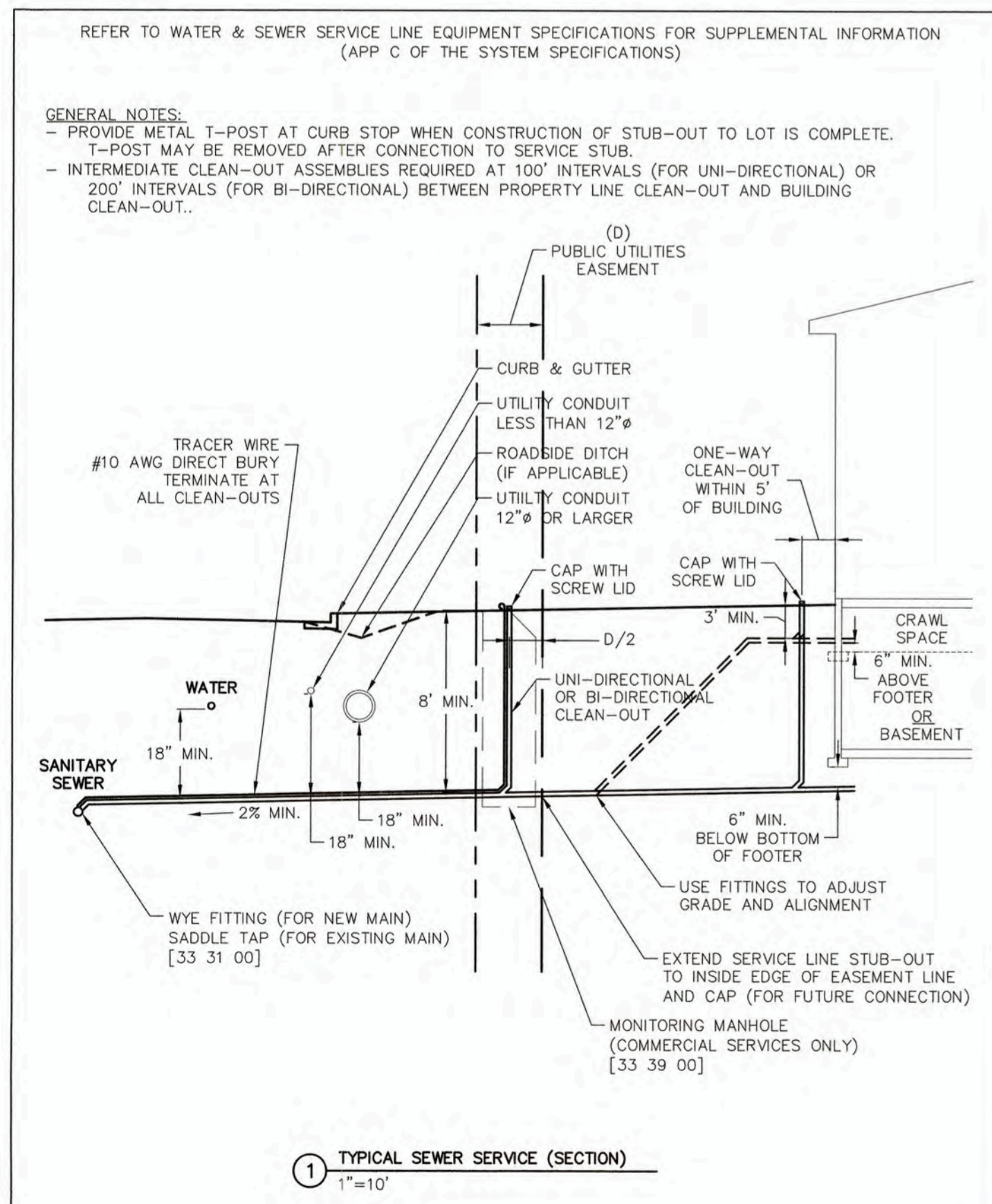
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

WATER SERVICE (3/4" TO 2")
GENERAL
G-6

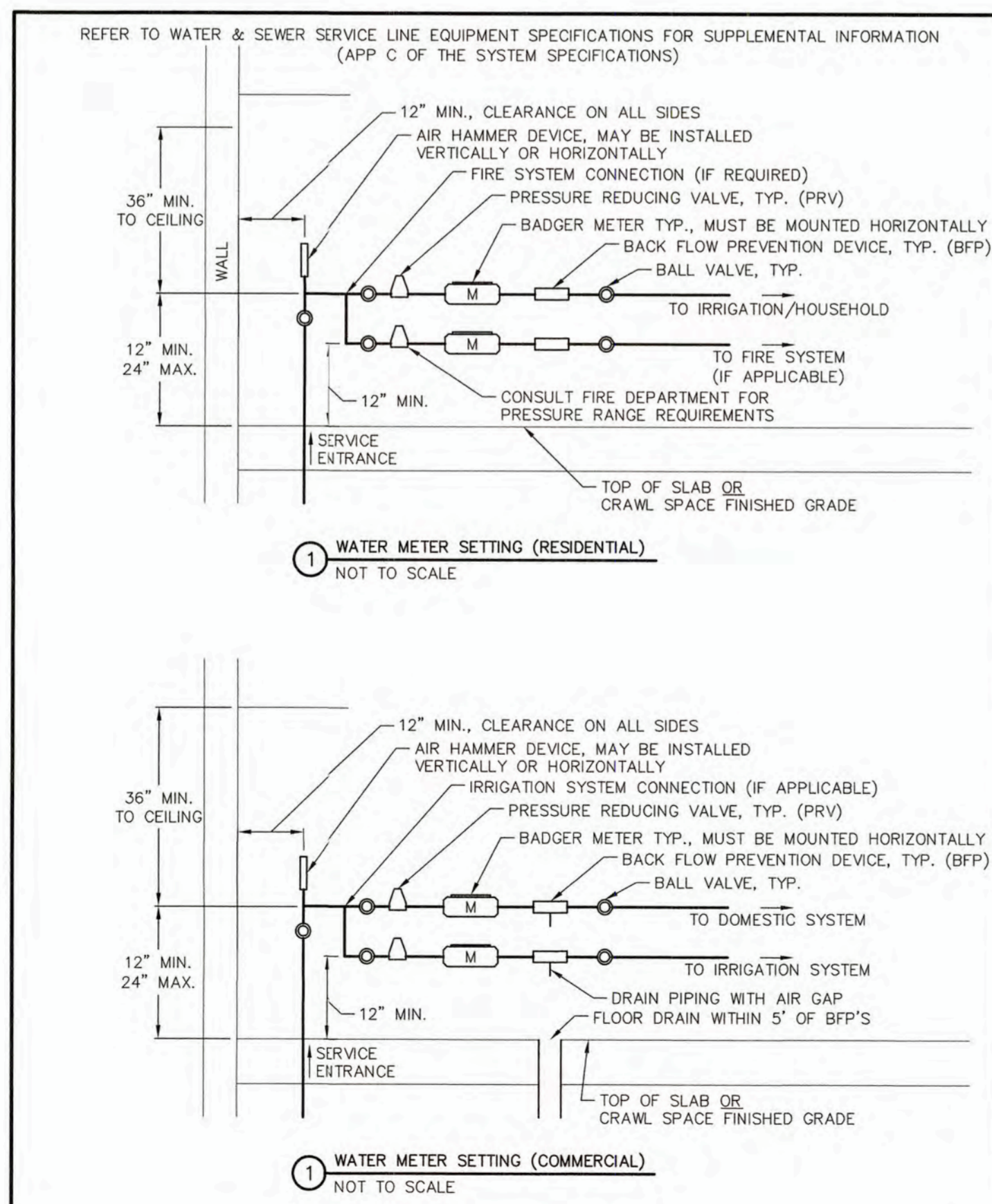
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

TYPICAL SEWER SERVICE (SECTION)
GENERAL
G-8

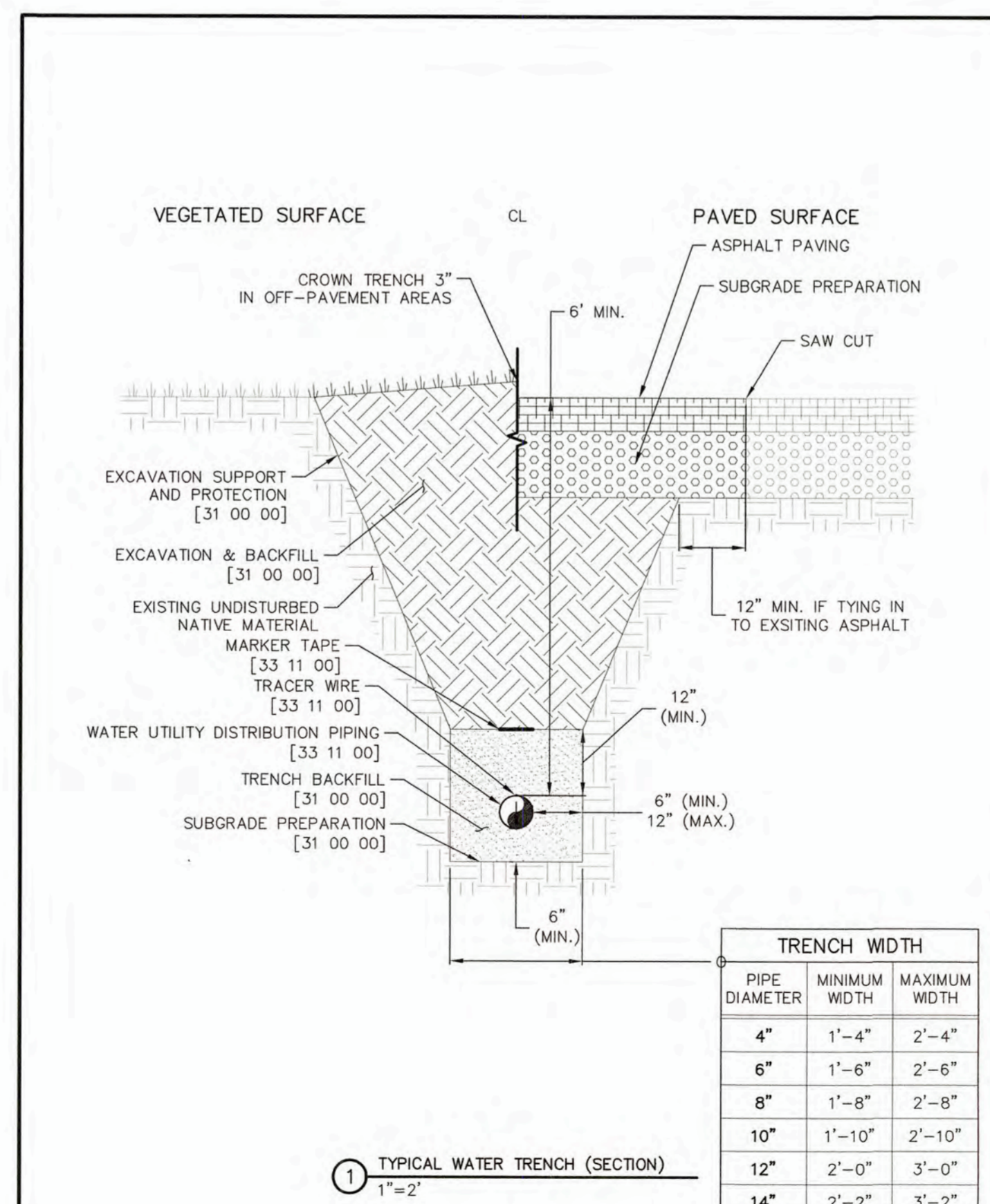
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

WATER METER SETTING DETAIL
GENERAL
G-9

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014



WOODMOOR
WATER & SANITATION DISTRICT NO. 1

TYPICAL WATER TRENCH
WATER UTILITY DISTRIBUTION PIPING
W-1
33 11 00

THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014

REFER TO WATER & SEWER SERVICE LINE EQUIPMENT SPECIFICATIONS FOR SUPPLEMENTAL INFORMATION (APP C OF THE SYSTEM SPECIFICATIONS)

GENERAL NOTES:
- PROVIDE METAL T-POST AT CURB STOP WHEN CONSTRUCTION OF STUB-OUT TO LOT IS COMPLETE. T-POST MAY BE REMOVED AFTER CONNECTION TO SERVICE STUB.

PREPARED FOR
MONUMENT HILL CM LLC
1864 WOODMOOR DRIVE
COLORADO SPRINGS, CO 80920
ATTN: JOE DESJARDIN
(719) 476-0800
JDESJARDIN@PROTERRA.CO.COM

DESIGNED BY
DRAWN BY
CHECKED BY

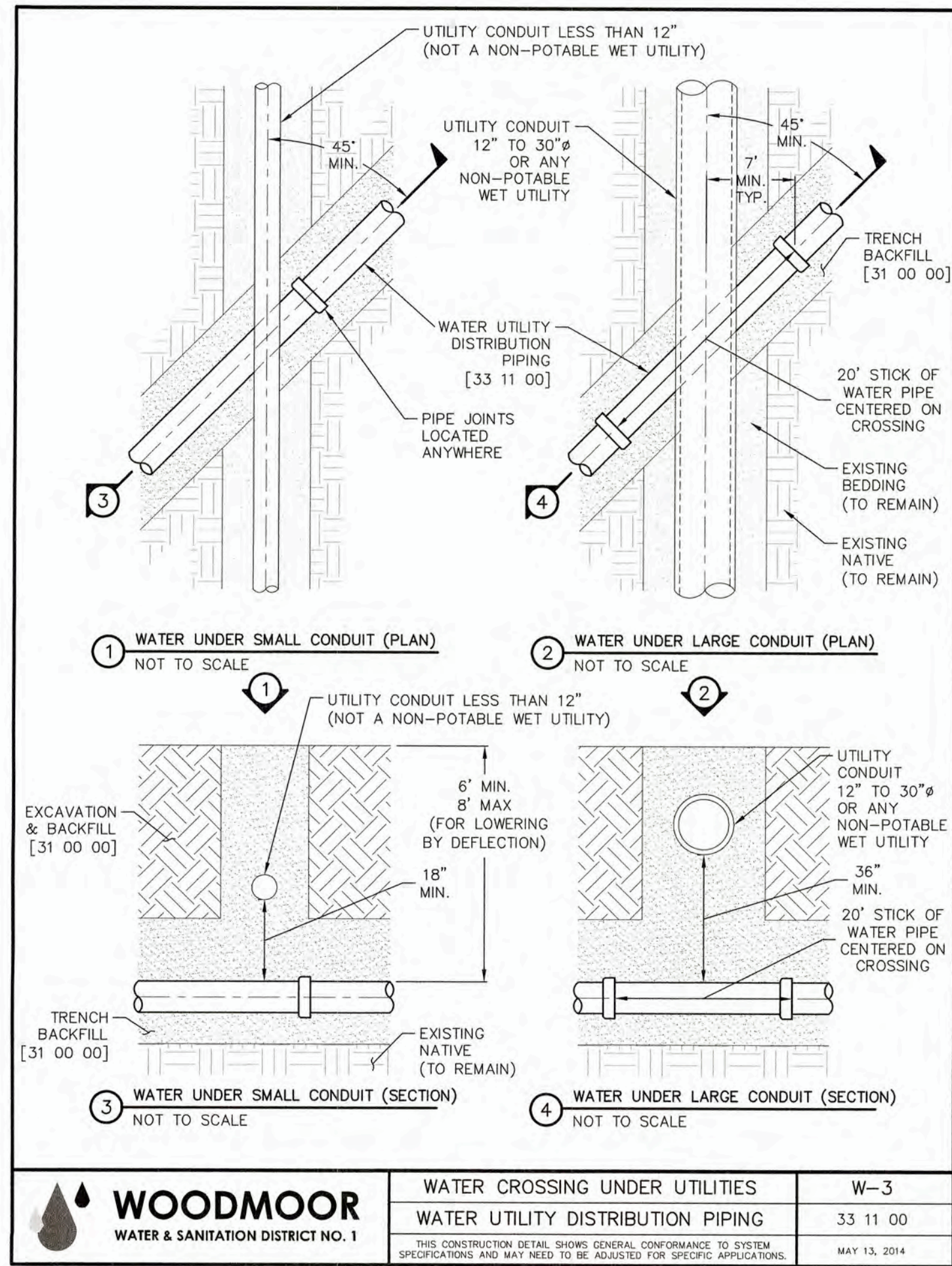
DATE
BY
REVISION

J-R ENGINEERING
A Westlan Company
Central 303-740-8888 • Colorado Springs 719-592-2838
Fort Collins 970-491-9888 • www.jrengineering.com

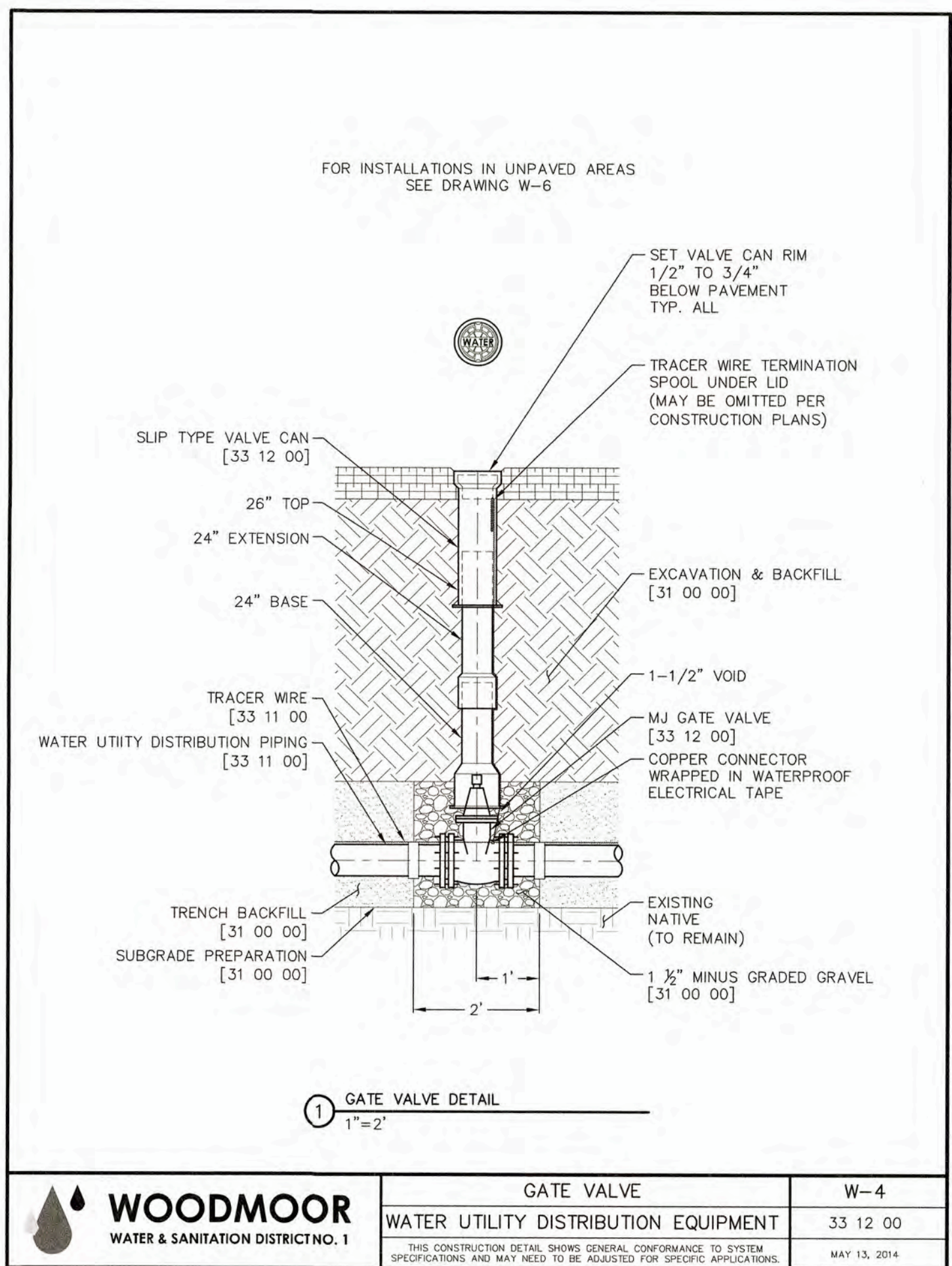
CLOVERLEAF FILING NO. 2
DETAIL SHEETS

SHEET 22 OF 25
JOB NO. 25158.01

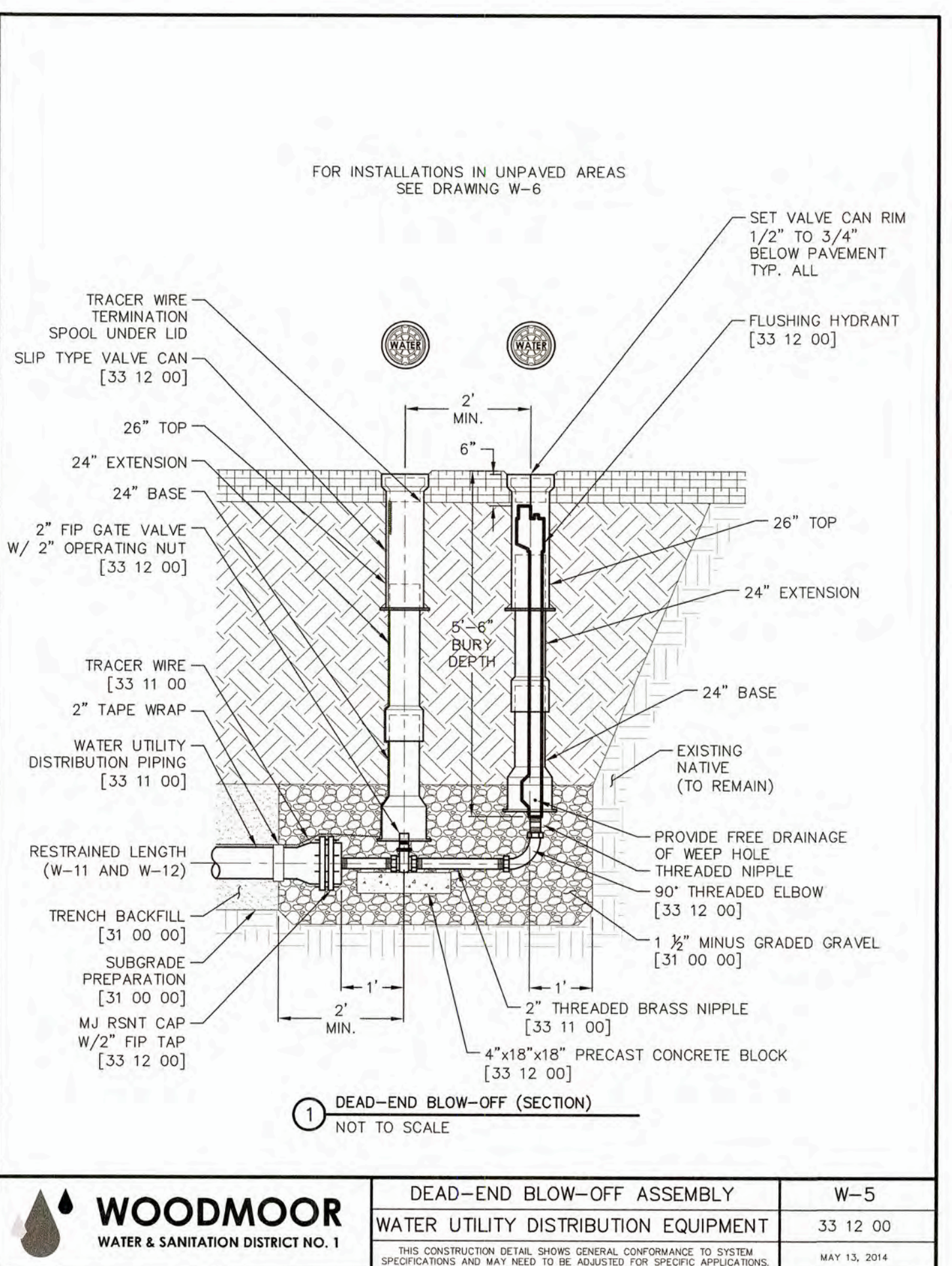




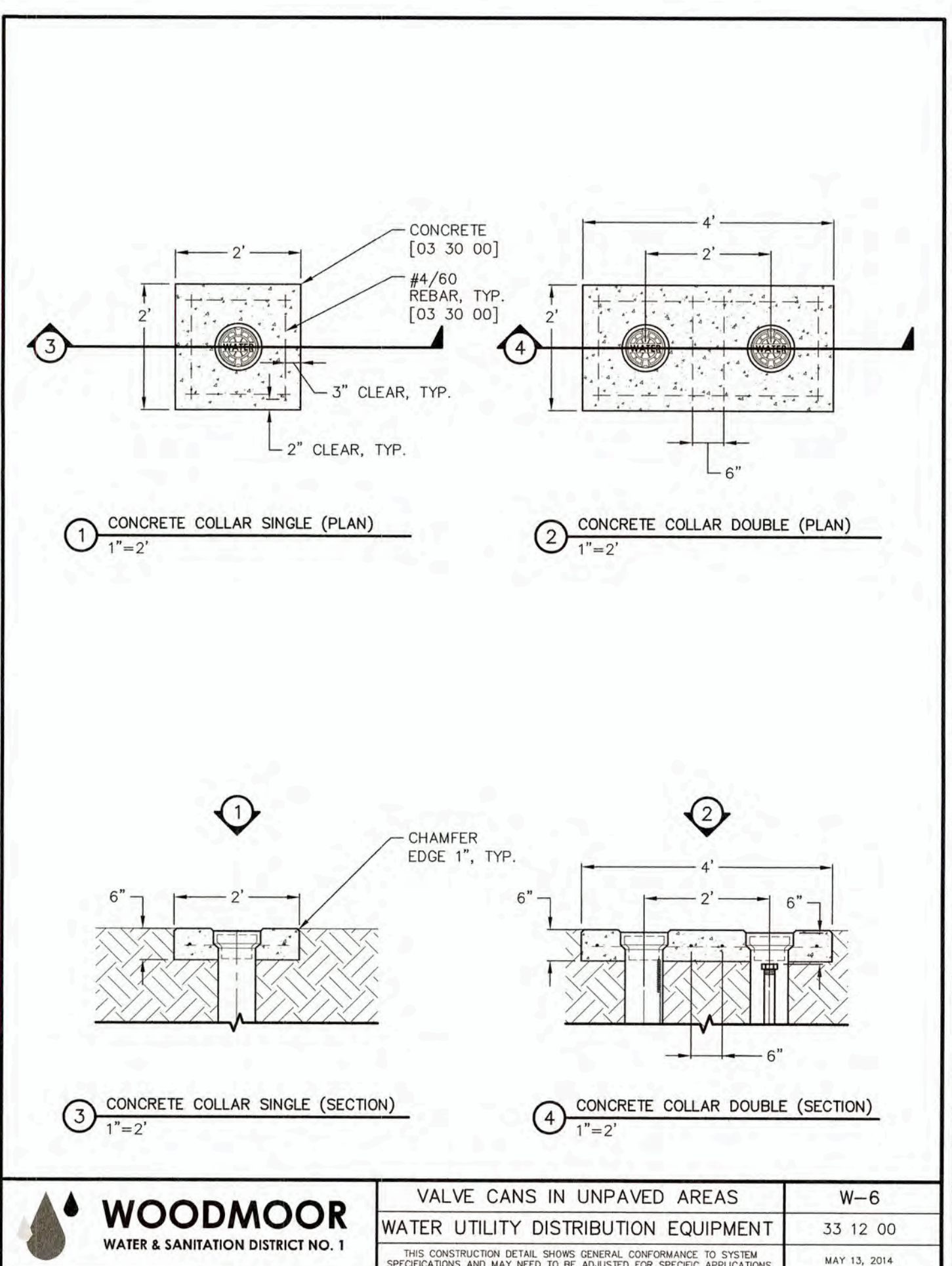
WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER CROSSING UNDER UTILITIES	W-3
	WATER UTILITY DISTRIBUTION PIPING	33 11 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014



WOODMOOR WATER & SANITATION DISTRICT NO. 1	GATE VALVE	W-4
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014



WOODMOOR WATER & SANITATION DISTRICT NO. 1	DEAD-END BLOW-OFF ASSEMBLY	W-5
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014

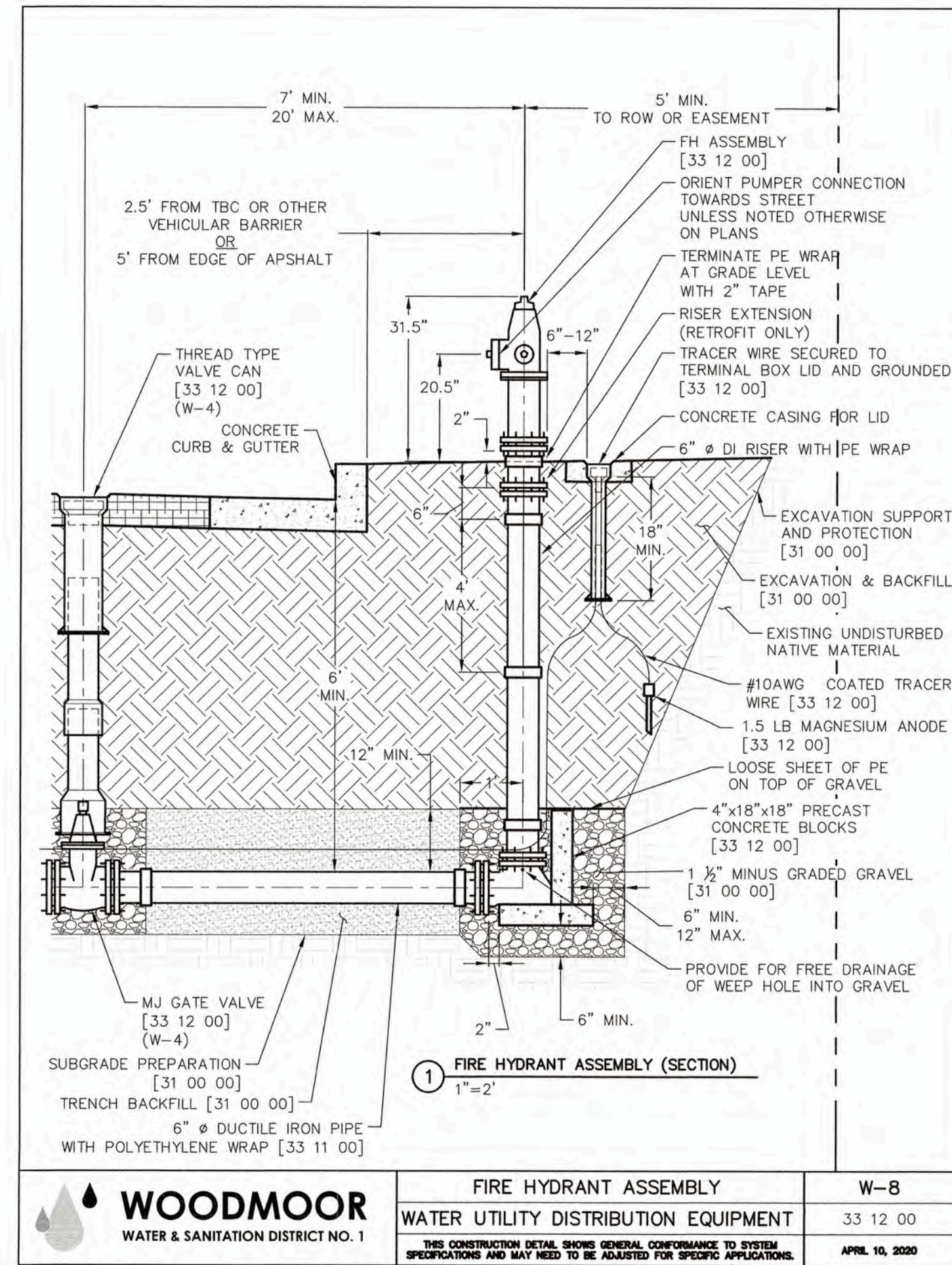


WOODMOOR WATER & SANITATION DISTRICT NO. 1	VALVE CANS IN UNPAVED AREAS	W-6
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014

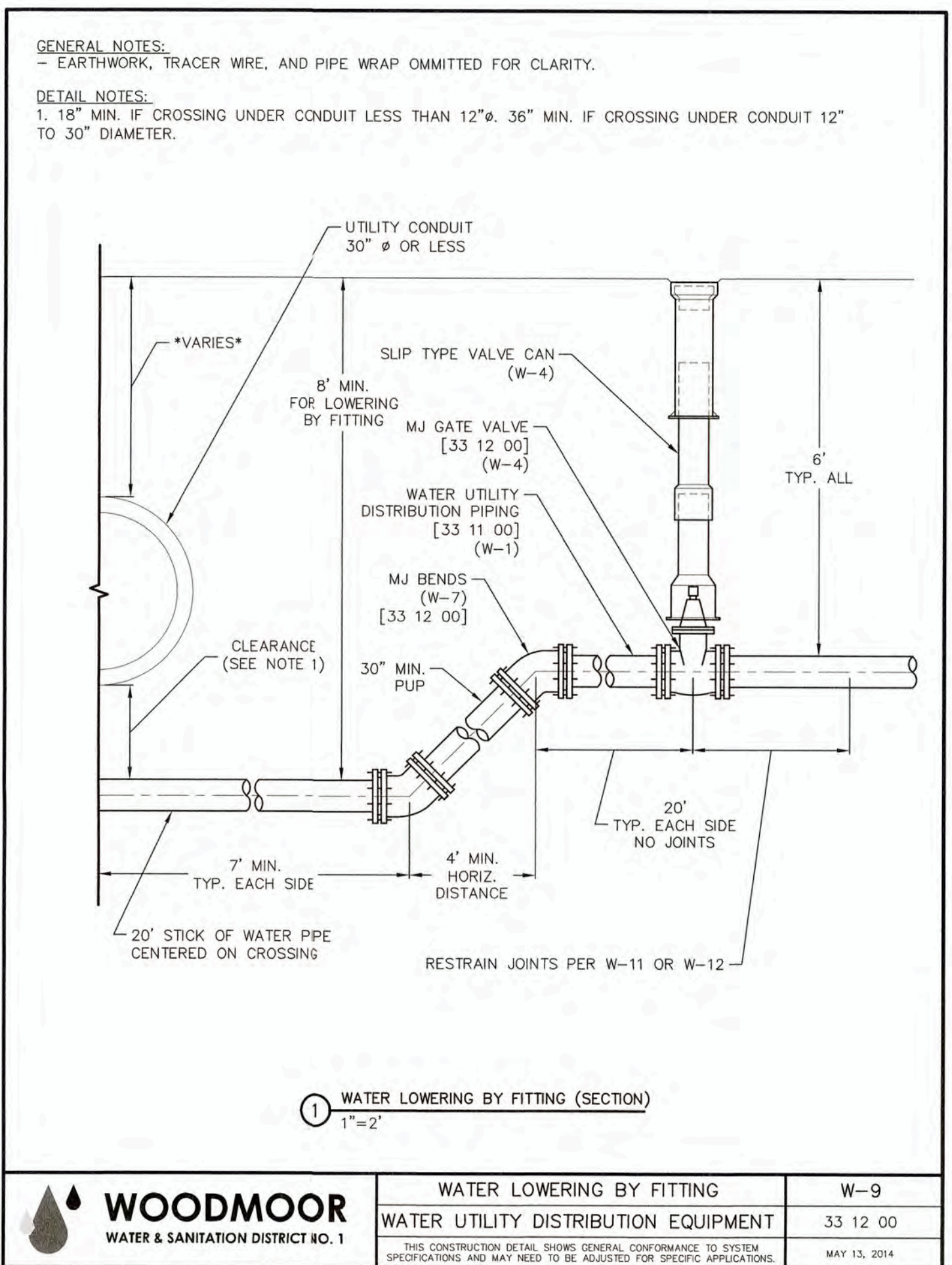
PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES OR ENGINEERING AGENTS, THEIR USE IS ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

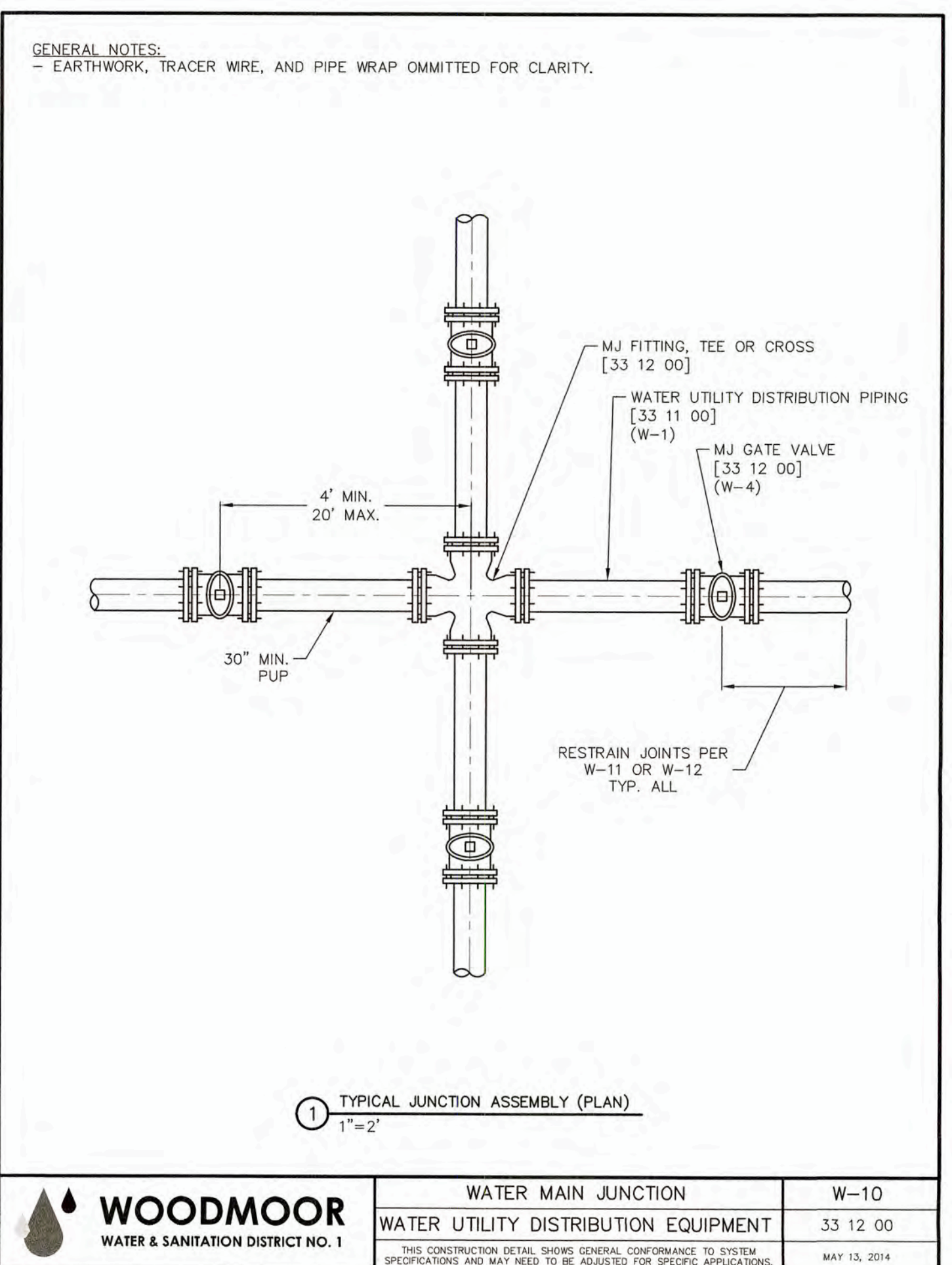
J-R ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com



WOODMOOR WATER & SANITATION DISTRICT NO. 1	FIRE HYDRANT ASSEMBLY	W-8
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		APRIL 10, 2020



WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER LOWERING BY FITTING	W-9
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014



WOODMOOR WATER & SANITATION DISTRICT NO. 1	WATER MAIN JUNCTION	W-10
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00
	THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS.	
		MAY 13, 2014

CLOVERLEAF FILING NO. 2	BY	DATE							
	NO.	REVISION							
	H-SCALE	V-SCALE	N/A	N/A					
	DATE	DESIGNED BY	03/03/22	APL	APL				
	DRAWN BY								
	CHECKED BY								
DETAIL SHEETS									
SHEET 23 OF 25									
JOB NO. 25158.01									



TEE'S			
NOMINAL RUN DIAMETER [IN]	NOMINAL BRANCH DIAMETER [IN]	RUN [FT]	BRANCH [FT]
4"	4"	10	F.O.
4"	6"	10	8
4"	8"	10	42
6"	4"	10	F.O.
6"	6"	10	F.O.
6"	8"	10	21
8"	4"	10	F.O.
8"	6"	10	F.O.
8"	8"	10	2

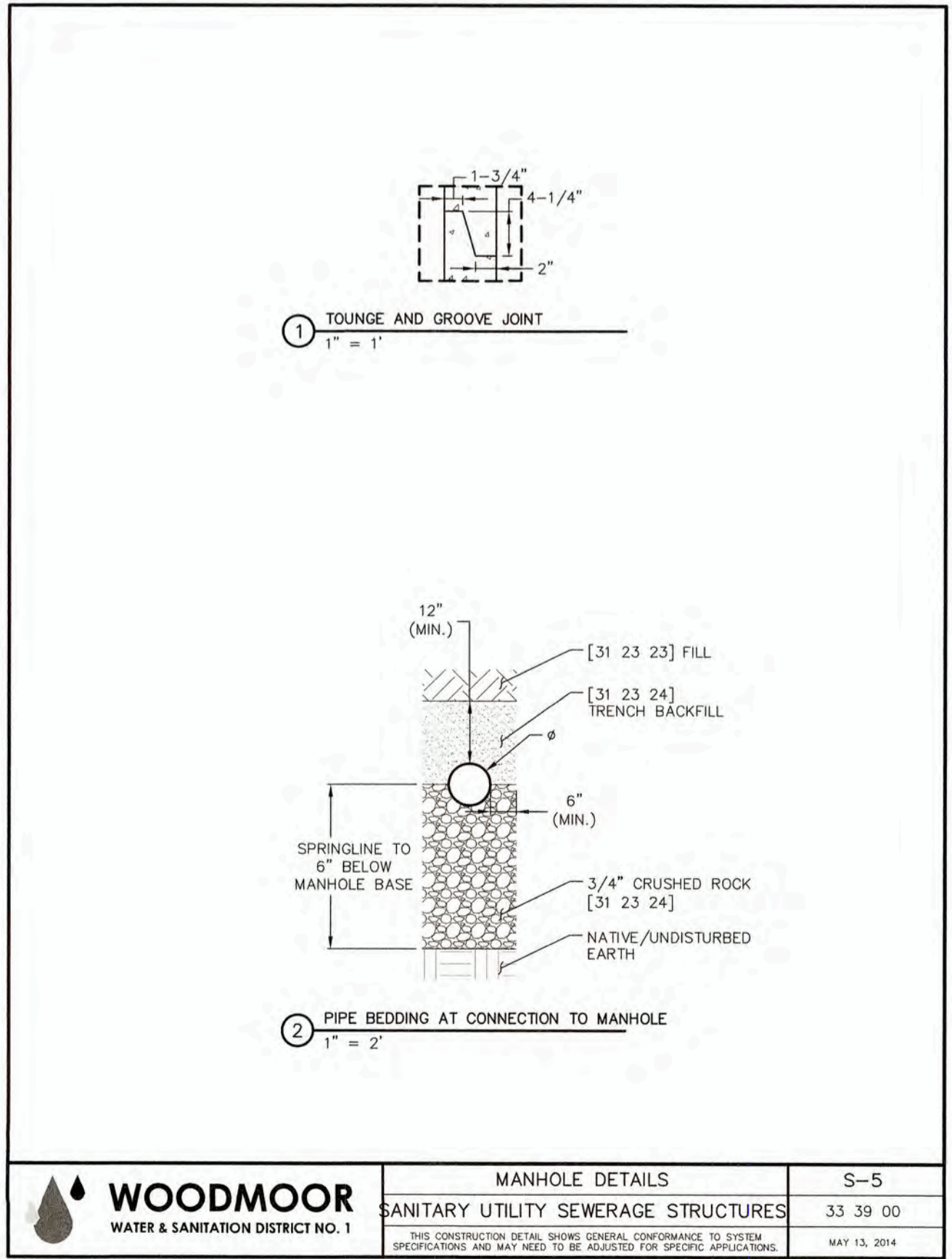
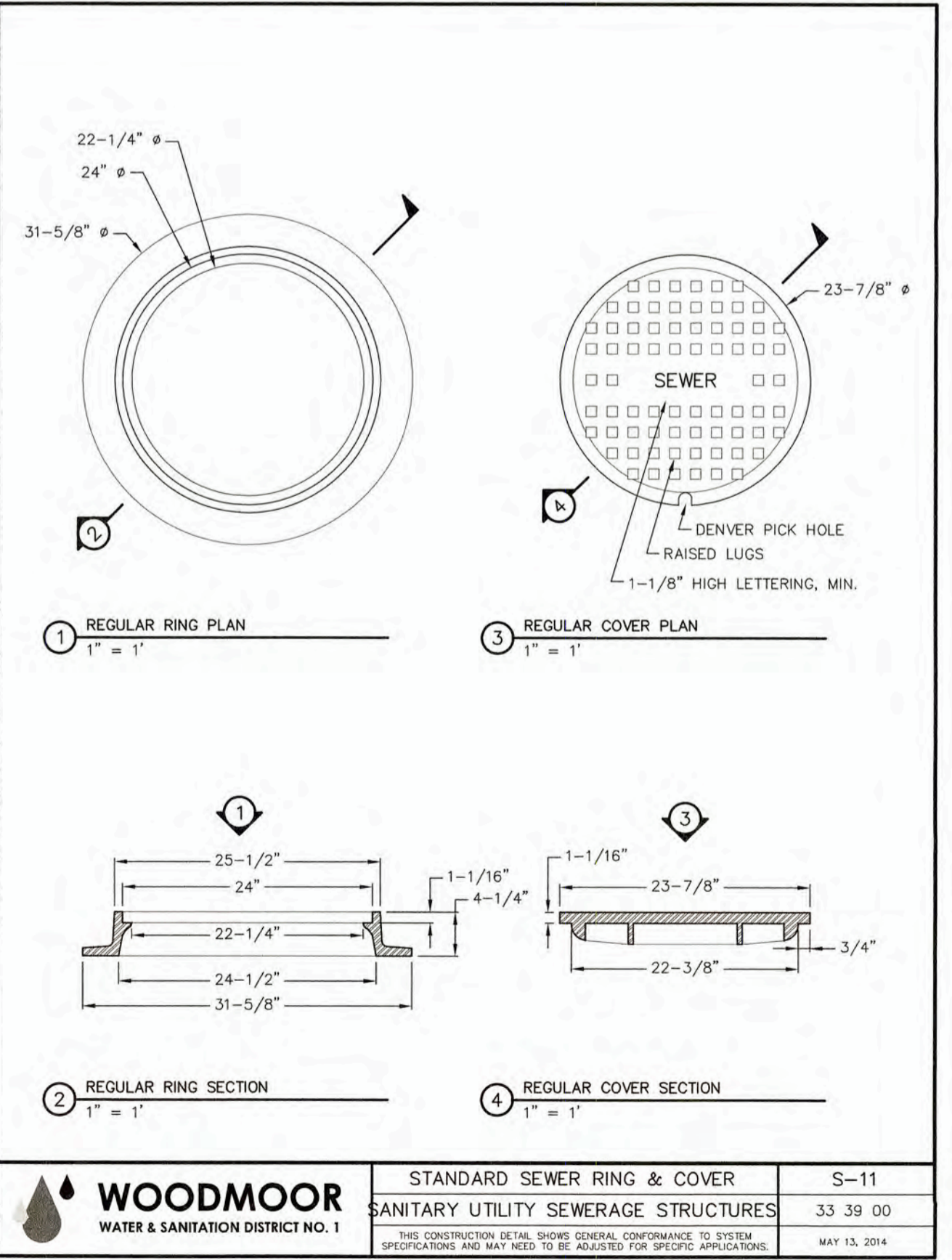
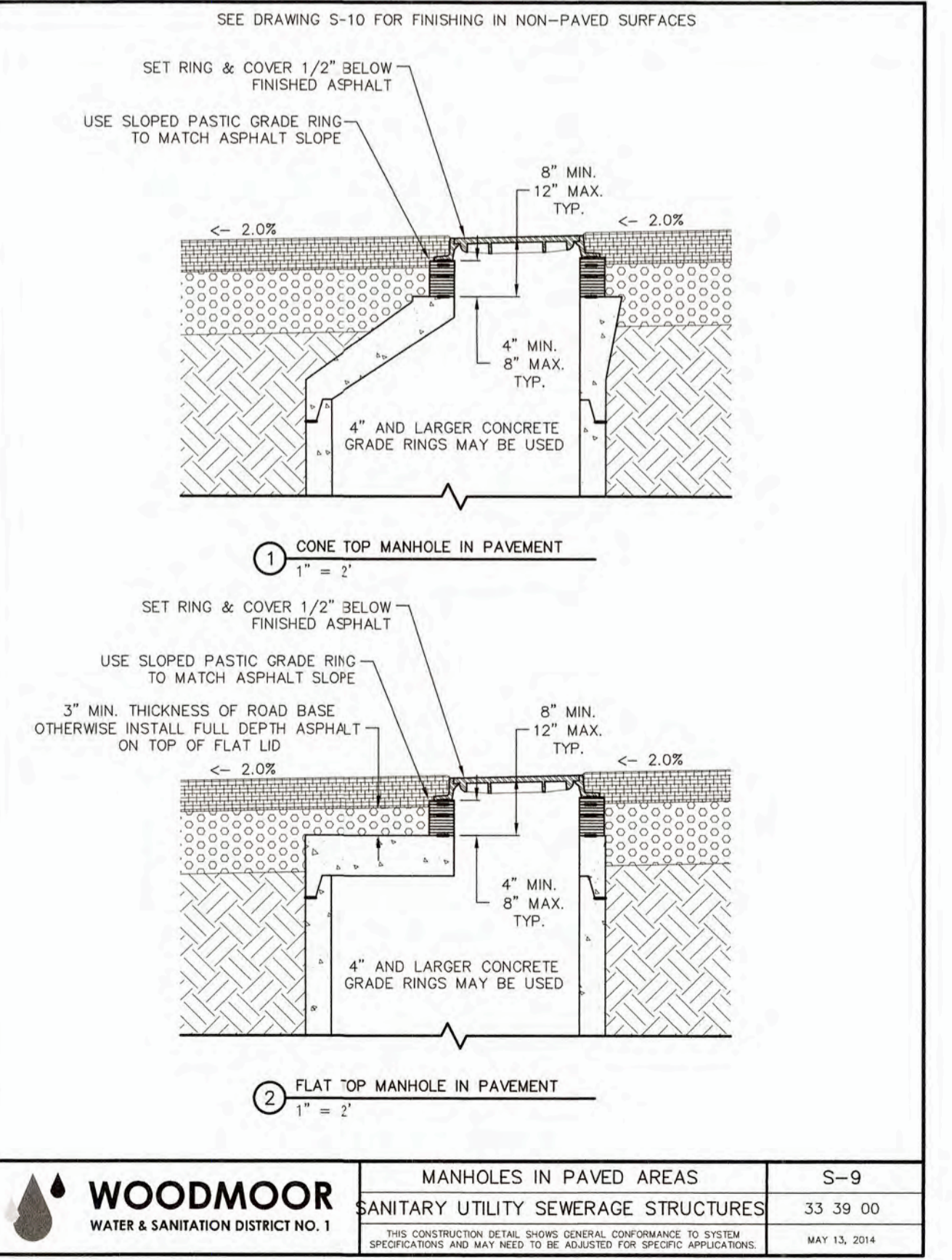
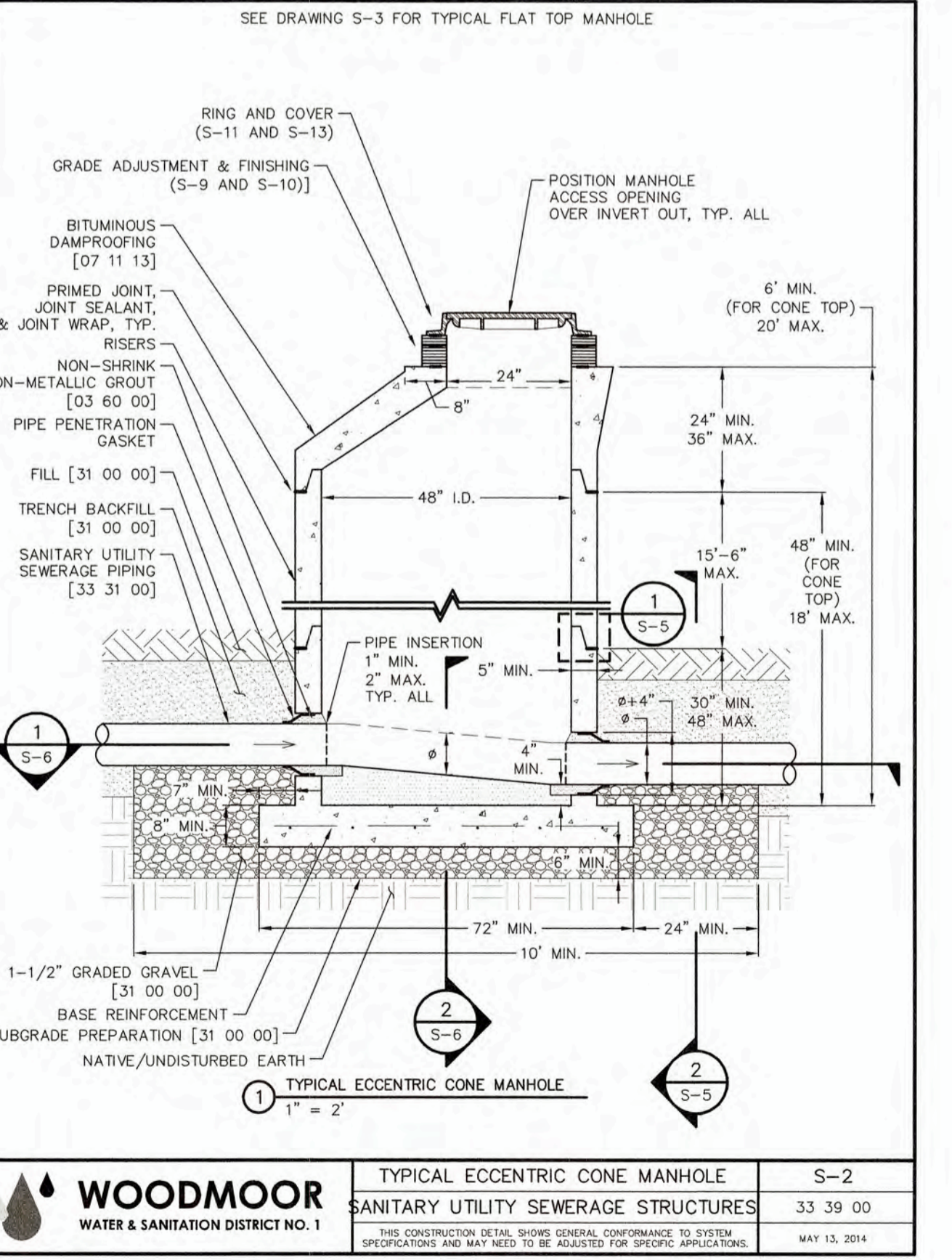
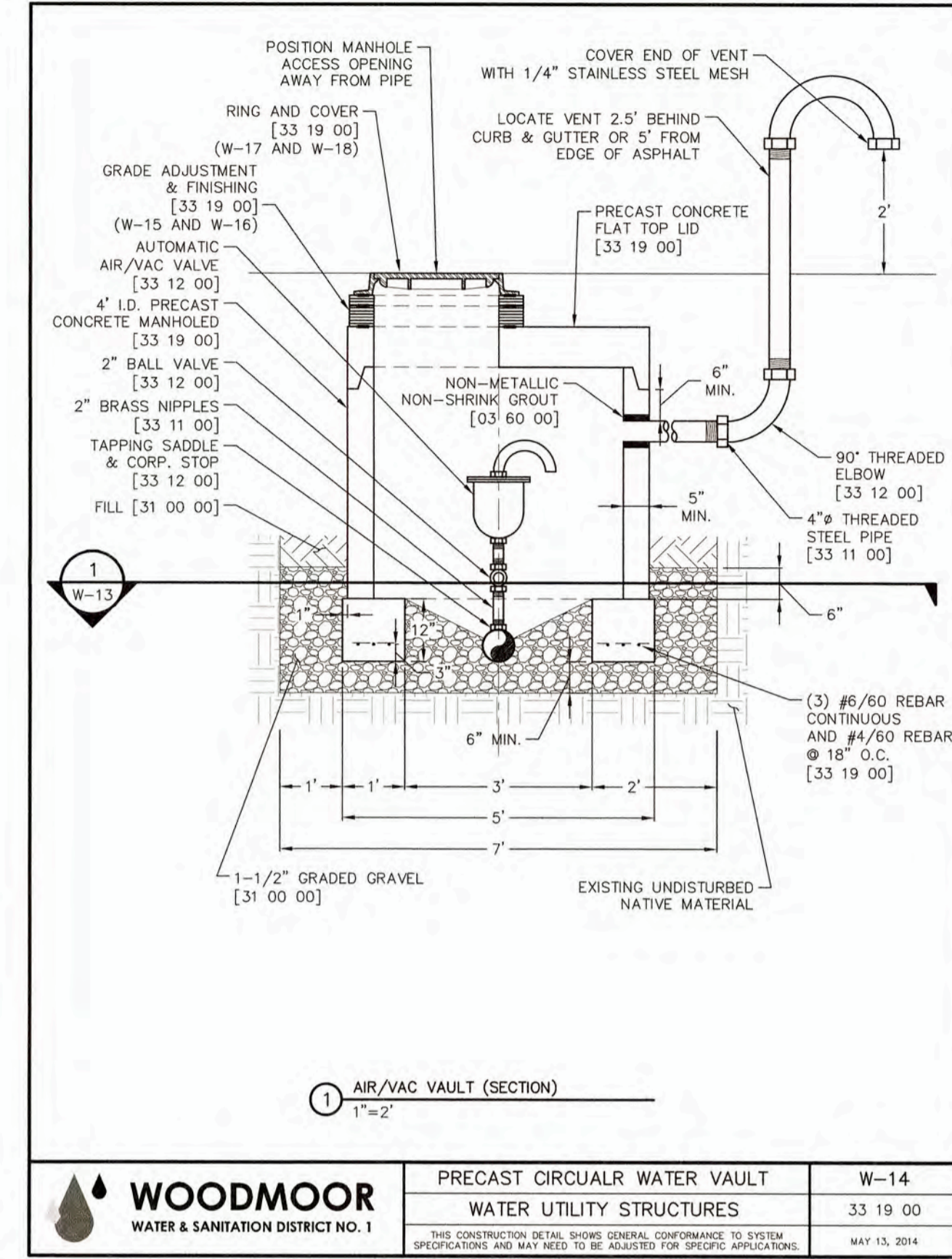
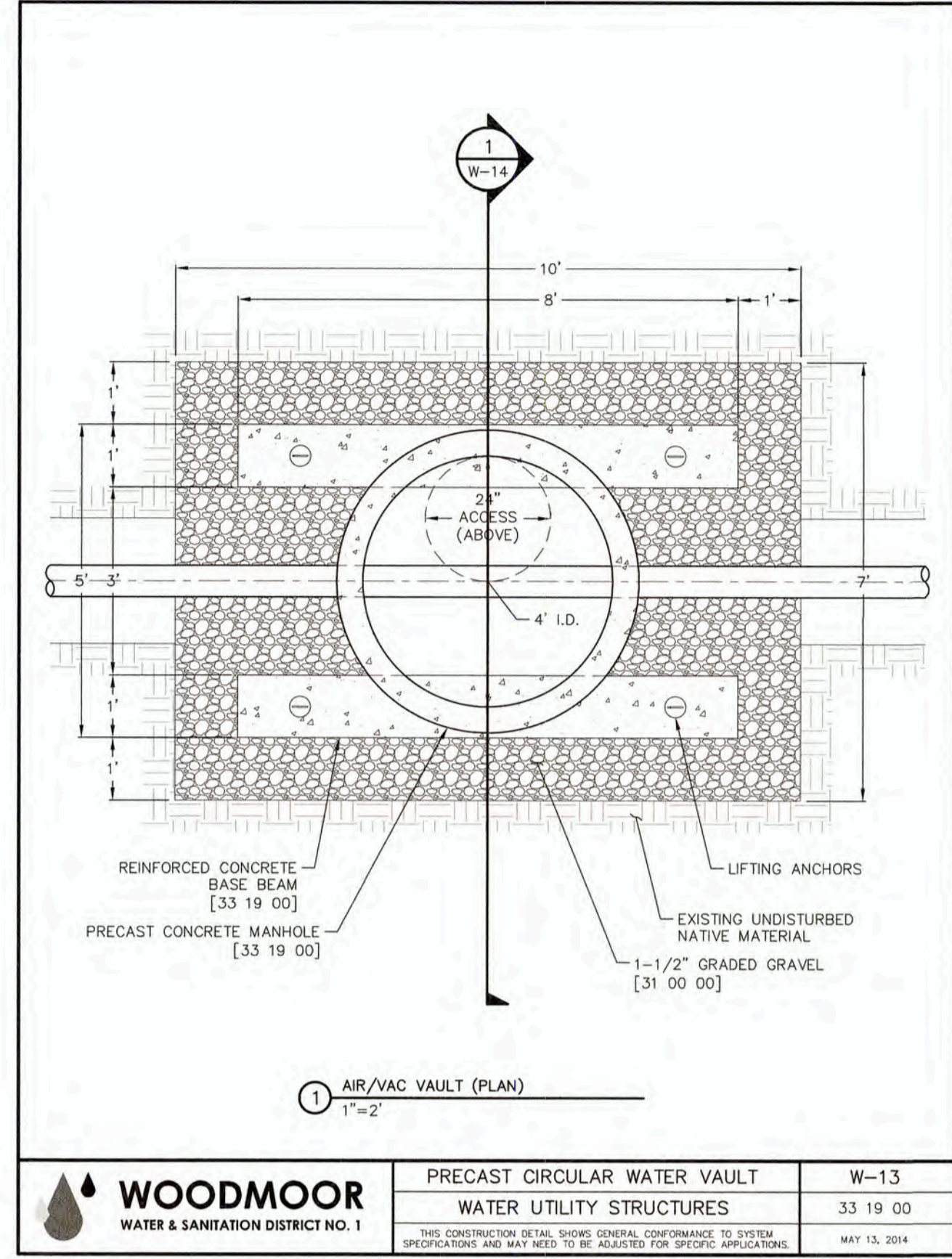
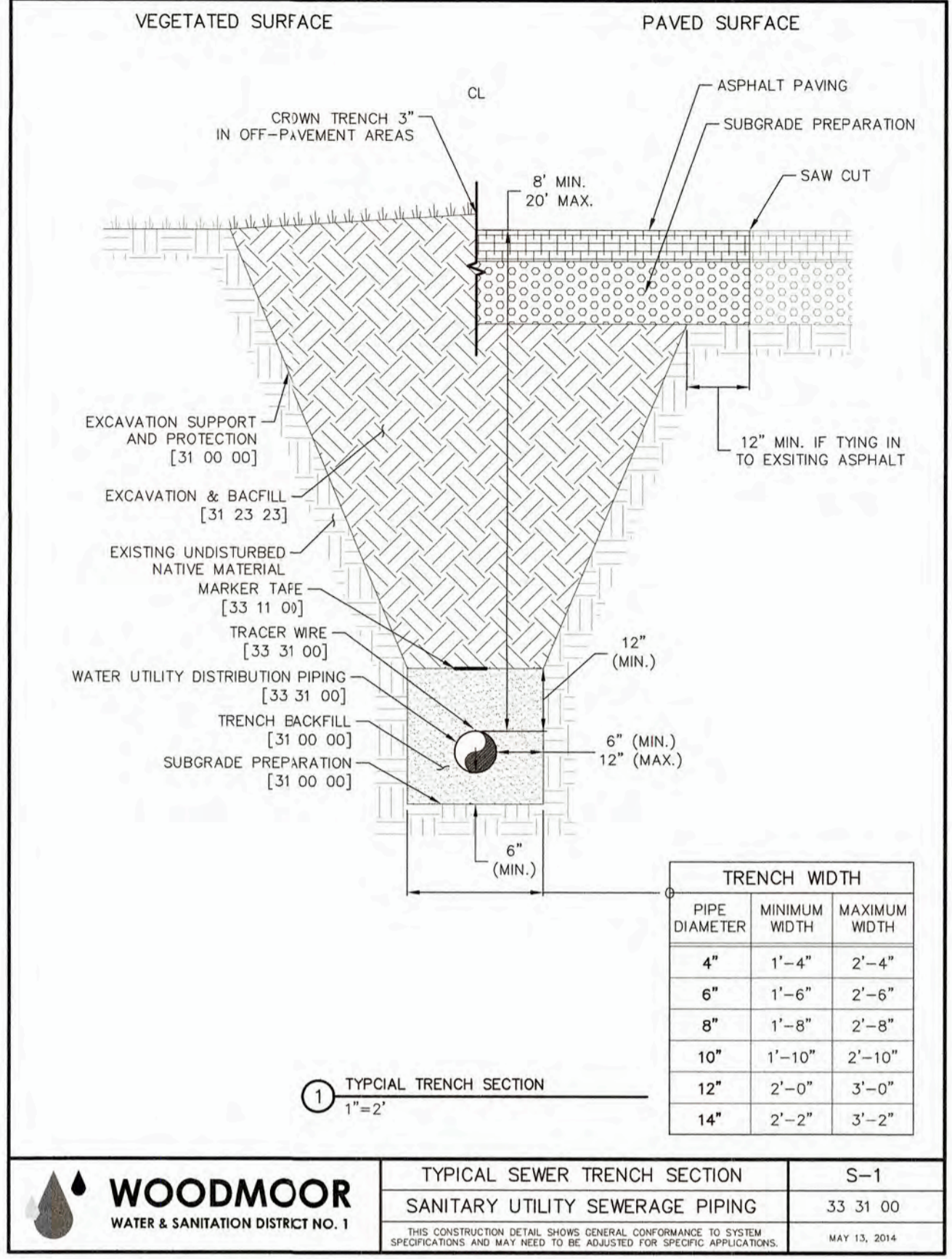
REDUCERS			
NOMINAL LARGE DIAMETER [IN]	NOMINAL SMALL DIAMETER [IN]	LENGTH [FT]	
6"	4"	32	
8"	4"	59	
8"	6"	35	

DEAD-ENDS AND VALVES			
NOMINAL PIPE DIAMETER [IN]	LENGTH [FT]		
4"	44		
6"	62		
8"	82		

HORIZONTAL AND VERTICAL BENDS										
NOMINAL PIPE DIAMETER [IN]	HORIZONTAL BENDS				VERTICAL BENDS (OFFSETS)					
	90° [FT]	45° [FT]	22.5° [FT]	11.25° [FT]	45°		22.5°		12.5°	
4"	5	3	2	2	19	5	9	3	5	2
6"	7	4	2	2	26	7	13	3	7	2
8"	10	5	3	3	34	8	17	4	9	2

NOTES:
 1. RESTRAINED PIPE LENGTH SHALL BE ACHIEVED WITH MECHANICAL JOINT RESTRAINTS OR BELL RESTRAINTS. DO NOT USE THREADED TIE RODS OR CONCRETE KICKER BLOCKS.
 2. FOR VALVES, BENDS, AND TEE RUNS THE LENGTHS OF TIED PIPES ARE MEASURED EACH WAY.
 3. FOR DEAD-ENDS, TEE BRANCHES, AND REDUCERS THE LENGTHS OF TIED PIPE ARE MEASURED ONE WAY IN THE OPPOSITE DIRECTION OF THE APPLIED THRUST.
 4. F.O. = MECHANICAL JOINT RESTRAINT AT FITTING ONLY.

WOODMOOR WATER & SANITATION DISTRICT NO. 1	LENGTH OF RESTRAINED PIPE (PVC)	W-11
	WATER UTILITY DISTRIBUTION EQUIPMENT	33 12 00



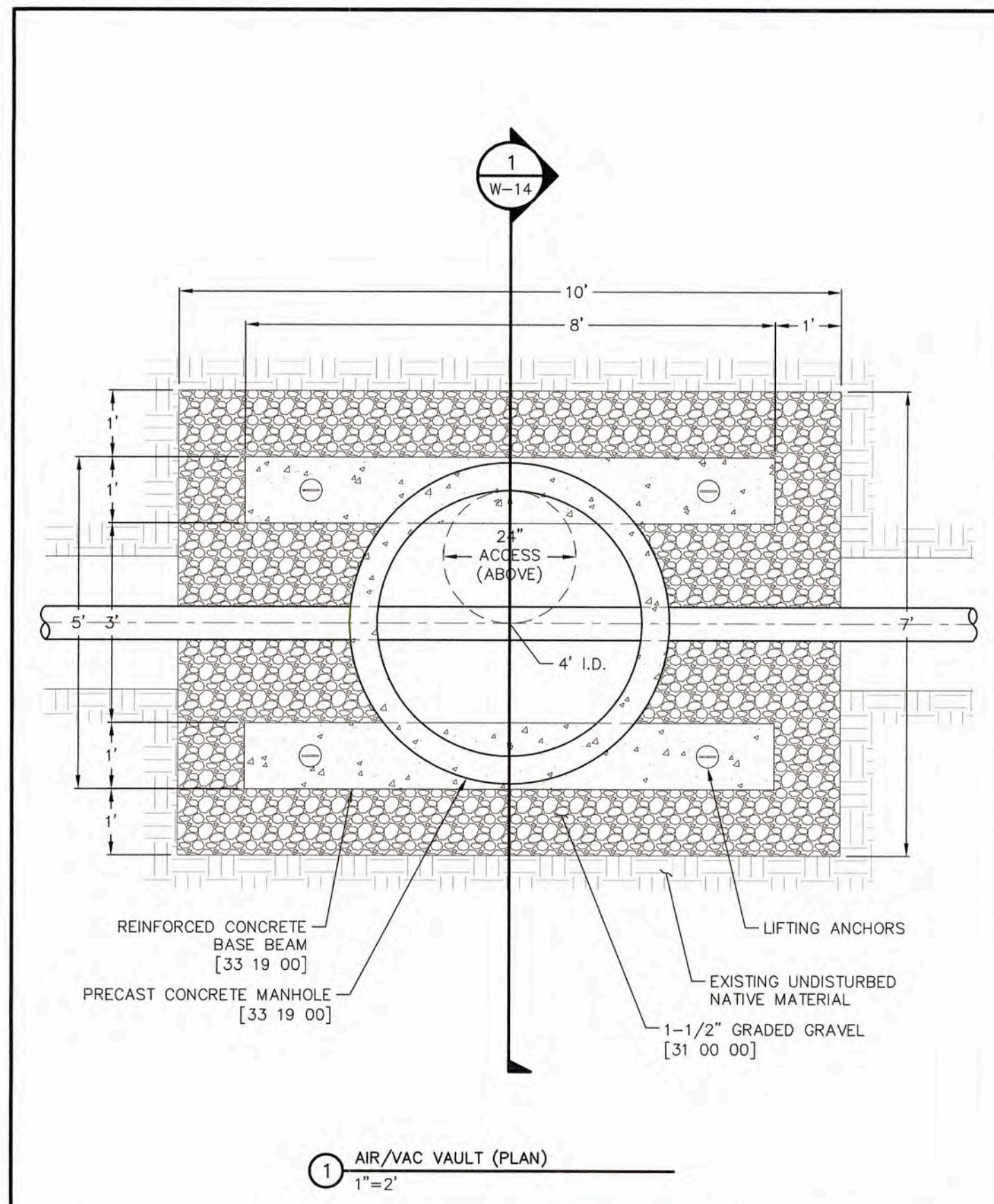
PREPARED FOR
MONUMENT HILL CM LLC
 1864 WOODMOOR DRIVE
 COLORADO SPRINGS, CO 80920
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 (719) 476-0800
 JDESJARDIN@PROTERRACO.COM

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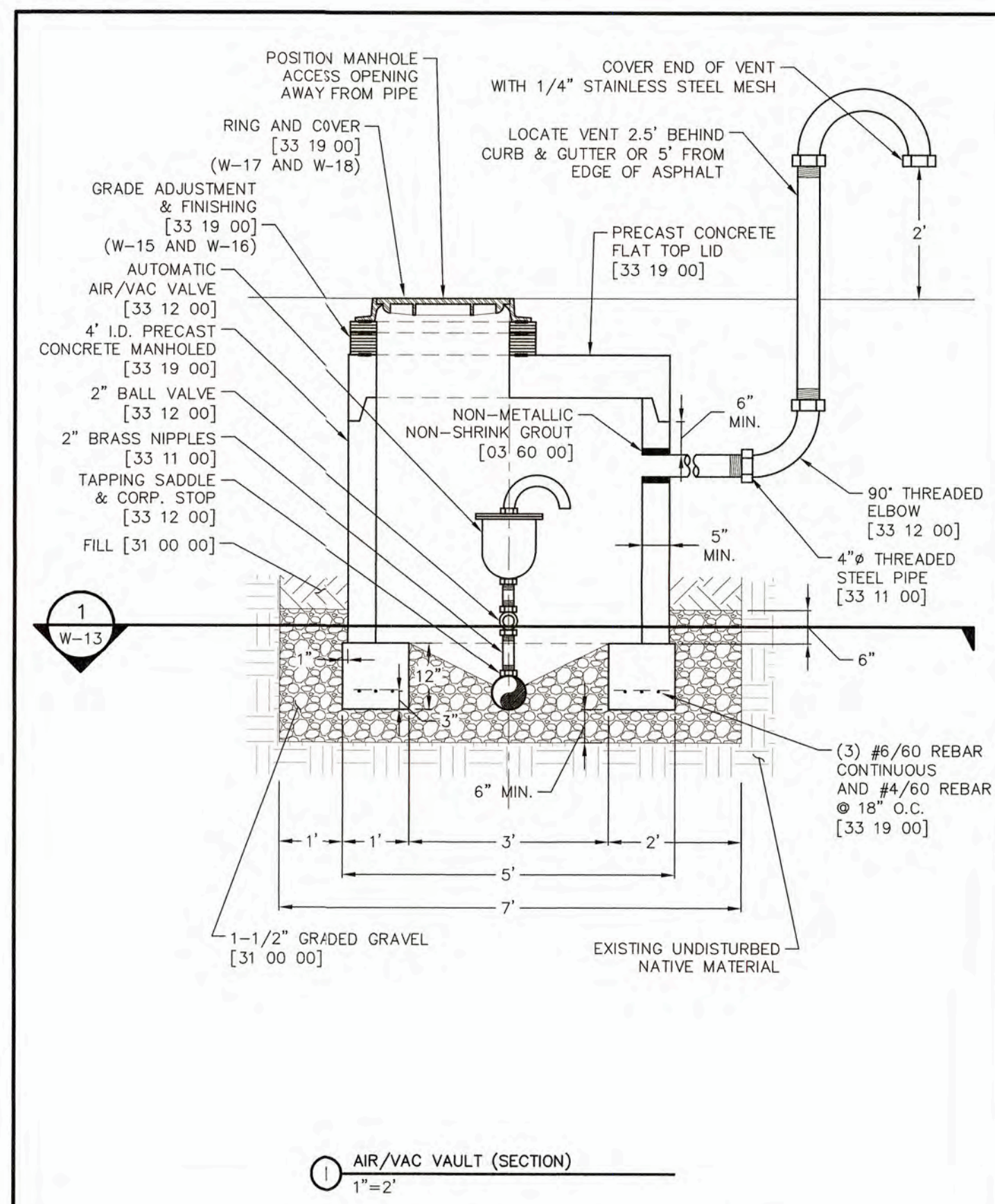
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



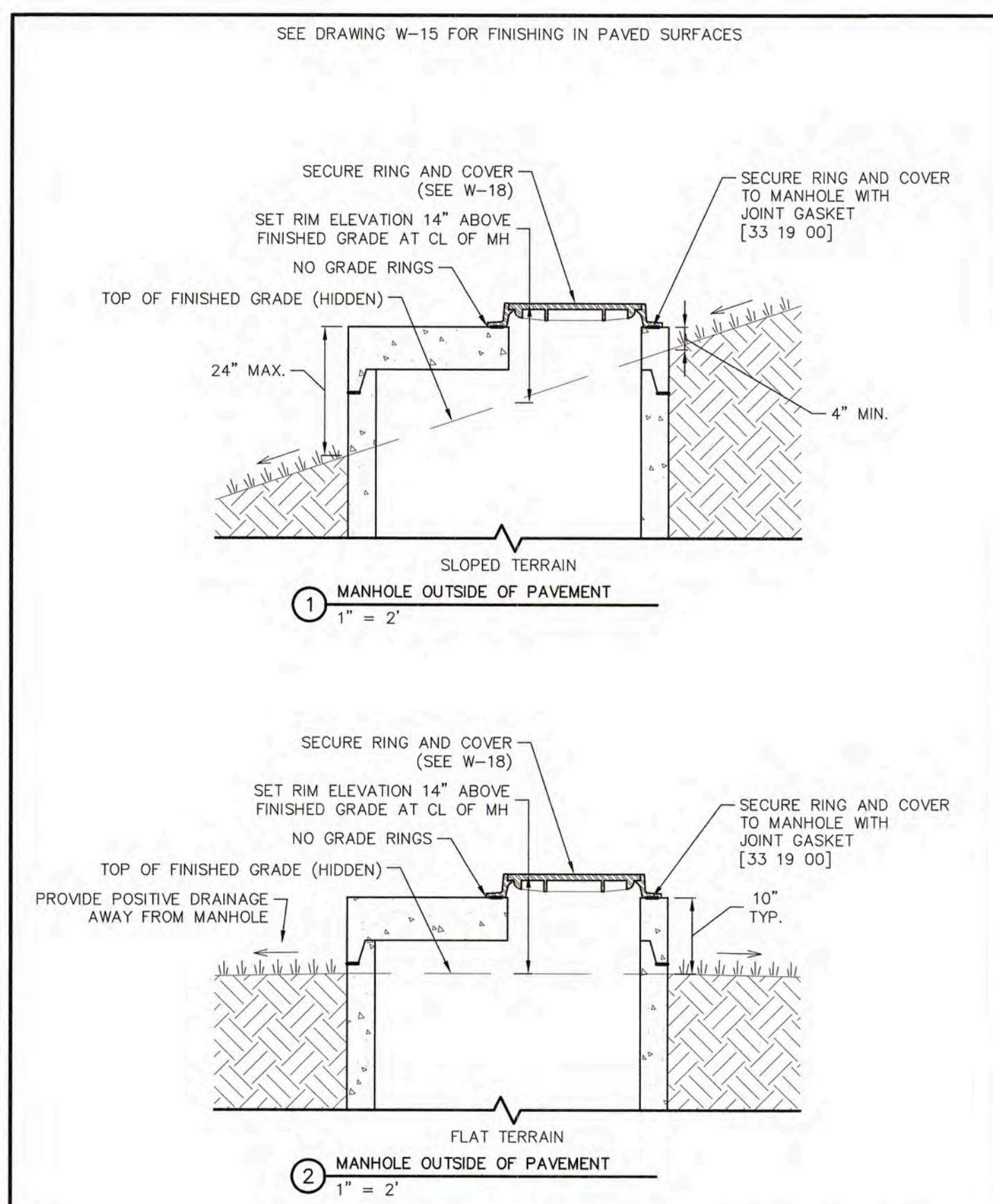
DATE	BY	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CLOVERLEAF FILING NO. 2	DETAIL SHEETS
										SHEET 24 OF 25	JOB NO. 25158.01



	WOODMOOR	PRECAST CIRCULAR WATER VAULT	W-13
	WATER & SANITATION DISTRICT NO. 1	WATER UTILITY STRUCTURES	33 19 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			



	WOODMOOR	PRECAST CIRCULAR WATER VAULT	W-14
	WATER & SANITATION DISTRICT NO. 1	WATER UTILITY STRUCTURES	33 19 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			



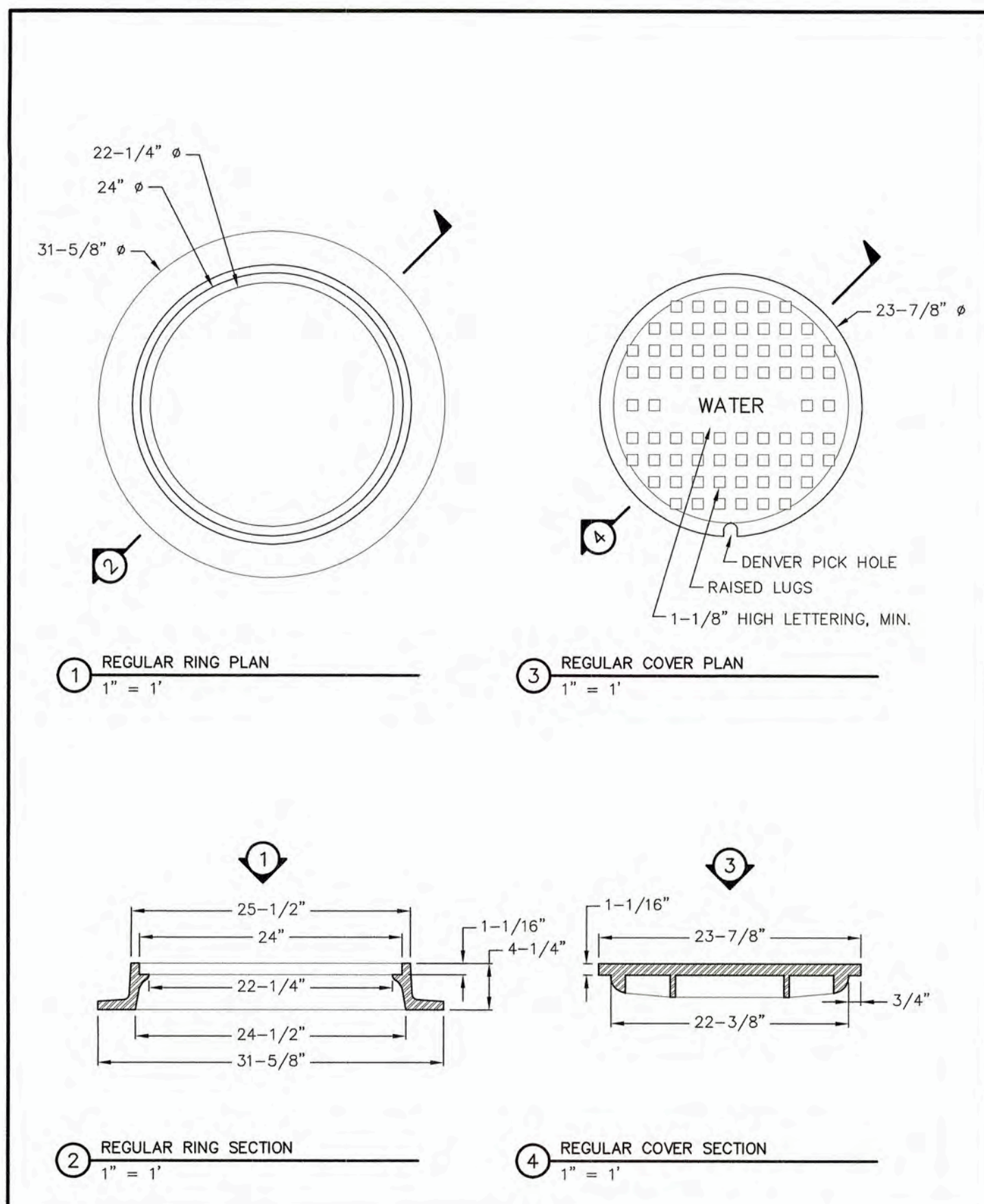
	WOODMOOR	MANHOLES IN UNPAVED AREAS	W-16
	WATER & SANITATION DISTRICT NO. 1	WATER UTILITY STRUCTURES	33 19 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			

PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS												
		20'	18'	16'	14'	12'	10'	8'	6'	4'				
4" - 12" DIP	4/100	296'	296'	296'	296'	296'	296'	296'	296'	296'	296'	296'	296'	296'
14" - 18" DIP	3/12	356'	322'	287'	251'	215'	179'	143'	107'	100'	100'	100'	100'	100'
18" - 36" DIP	2/24	477'	430'	382'	334'	286'	239'	191'	143'	100'	100'	100'	100'	100'
4" - 36" SDR 35 PVC	3/100	382'	344'	306'	267'	230'	191'	153'	115'	100'	100'	100'	100'	100'

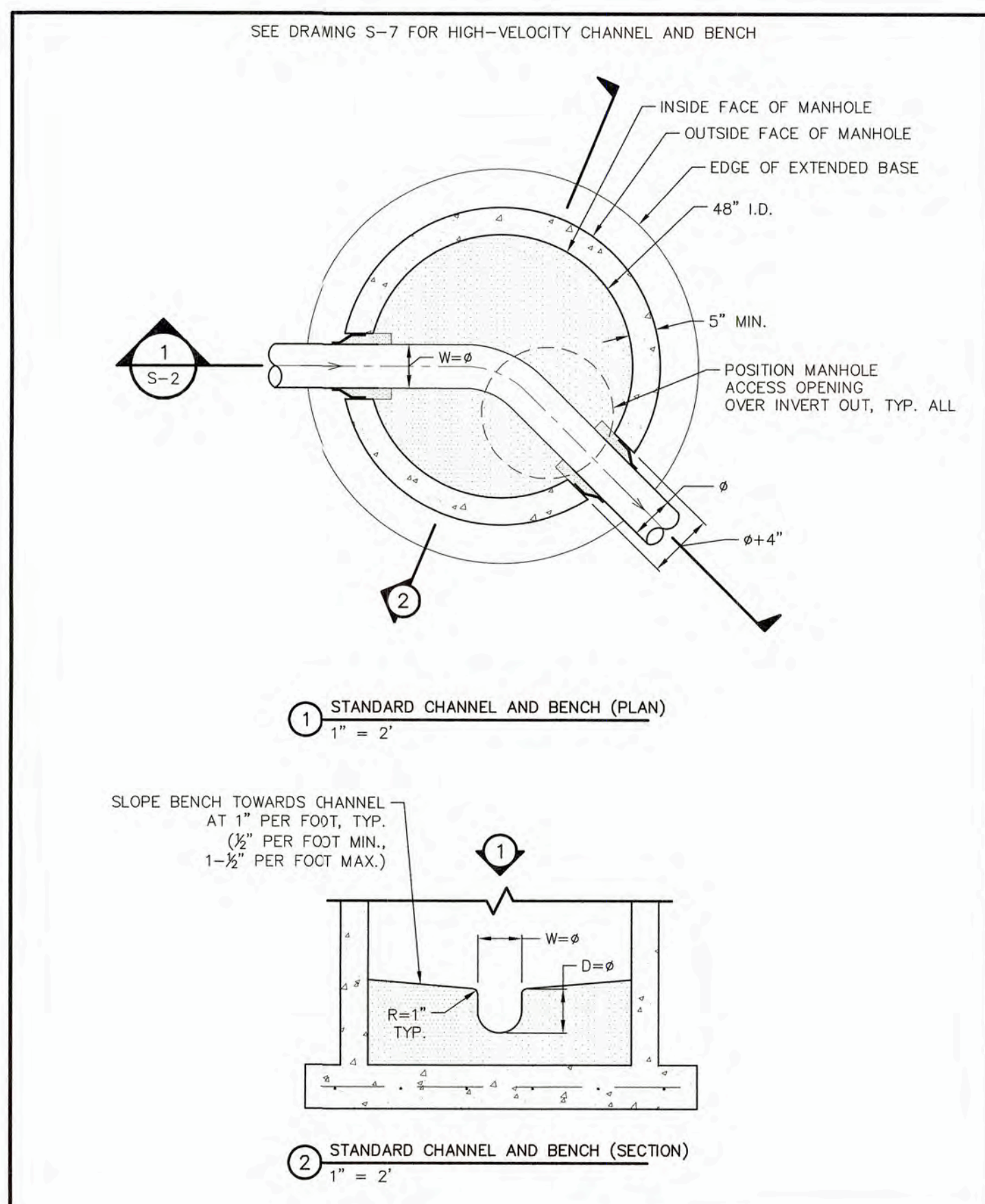
*DEFLECTION NOT TO BE USED FOR CURVILINEAR SANITARY SEWER PIPE. (SEE SANITARY SEWER NOTE ON SHEETS 3-B)

NOTES:
 1. COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
 2. SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3° BENDS.
 3. MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

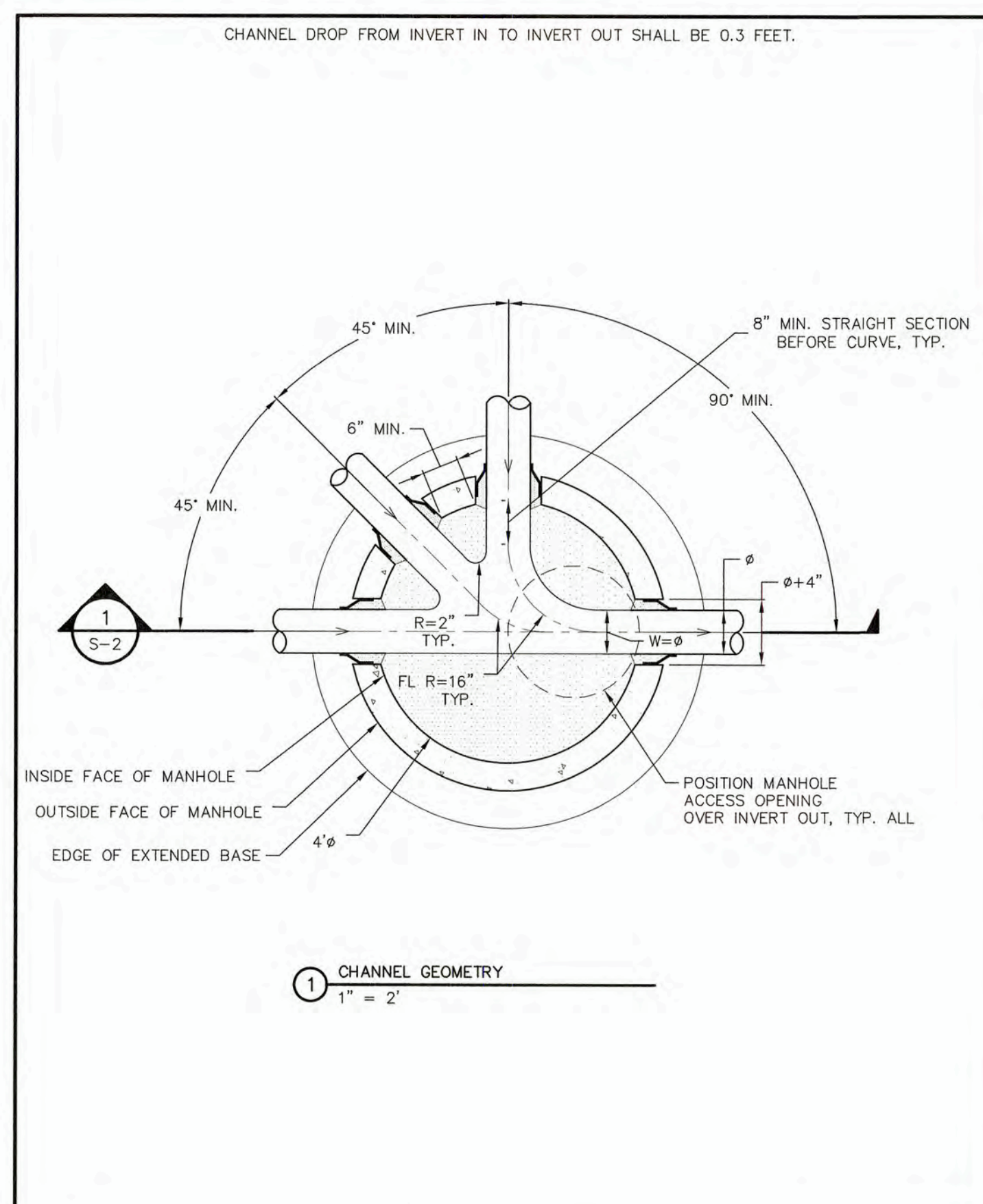
	MINIMUM RADIUS FOR DIP AND PVC PIPE	C2-2
		DATED: 5/2015



	WOODMOOR	STANDARD WATER RING & COVER	W-17
	WATER & SANITATION DISTRICT NO. 1	WATER UTILITY STRUCTURES	33 19 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			



	WOODMOOR	SEWER MANHOLE STANDARD BASE	S-6
	WATER & SANITATION DISTRICT NO. 1	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			



	WOODMOOR	BASE GEOMETRY	S-8
	WATER & SANITATION DISTRICT NO. 1	SANITARY UTILITY SEWERAGE STRUCTURES	33 39 00
THIS CONSTRUCTION DETAIL SHOWS GENERAL CONFORMANCE TO SYSTEM SPECIFICATIONS AND MAY NEED TO BE ADJUSTED FOR SPECIFIC APPLICATIONS. MAY 13, 2014			

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THEY ARE NOT TO BE USED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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CLOVERLEAF FILING NO. 2	DATE								
	BY								
DETAIL SHEETS	REVISION								
	No.								
SHEET 25 OF 25	H-SCALE	N/A	N/A						
	V-SCALE	N/A	N/A						
JOB NO. 25158.01	DATE	03/03/22							
	DESIGNED BY	APL							
	DRAWN BY	APL							
	CHECKED BY								

811
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